

APPLICANT
 THE PACIFIC COMPANIES
 430 E. STATE ST. STE. #100
 EAGLE, ID 83616
 (208) 461-0022

PLAN PREPARED BY:
 DOUGLAS GIBSON - C29792
 430 E. STATE ST. STE. #100
 EAGLE, ID 83616
 (208) 461-0022 EXT.302

ACCESSIBILITY

	# OF UNITS	PERCENTAGE
ADAPTABLE UNITS (ALL GROUND FLOOR REQ.)	9	12.5%
ACCESSIBLE UNITS (10% TOTAL)	8	11.11%
SENSORY IMPAIRED UNITS (4% TOTAL)	3	4.17%

UNIT MIX SUMMARY

	CONDITIONED SQ. FOOTAGES	
(36) 2-BEDROOM UNITS	(36) X 821 S.F.	= 29,556 S.F.
(36) 3-BEDROOM UNITS	(36) X 1,022 S.F.	= 36,792 S.F.
(72) UNITS TOTAL	29,556 S.F. + 36,792 S.F.	= 66,348 S.F.
COMMUNITY CENTER	2,734 S.F.	
TOTAL	69,082 S.F.	

PARKING SUMMARY

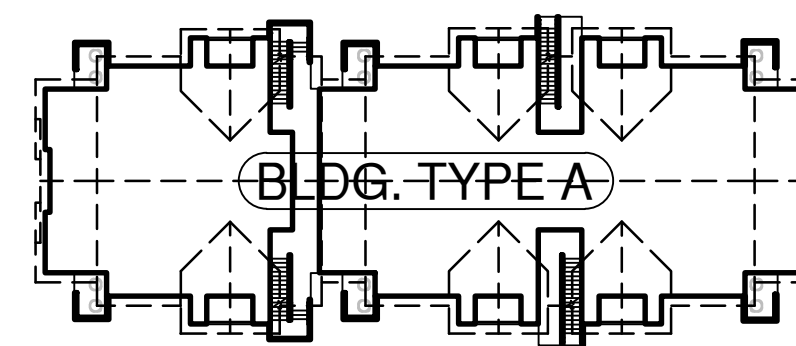
REQUIRED - 1.5 SPACES / UNIT = 1.5 * 72 = 108 SPACES
 PROVIDED - 72 COVERED SPACES (INCLUDING 8 ADA) + 54 STANDARD SPACES + 2 ADA SPACES + 8 COMPACT
 TOTAL PARKING SPACES PROVIDED= 136 SPACES

SITE AREA:

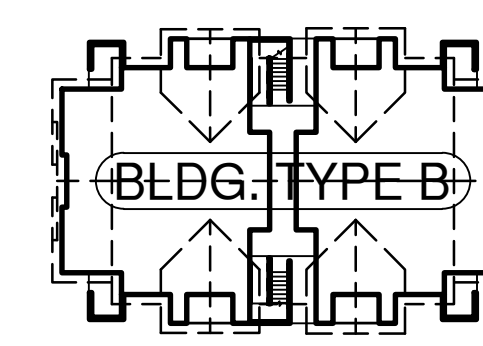
189,962.34 S.F. ± (4.36 AC ±)
 72 UNITS / 4.36 AC = 16.51 UNITS / PER ACRE



VICINITY MAP
 N.T.S.



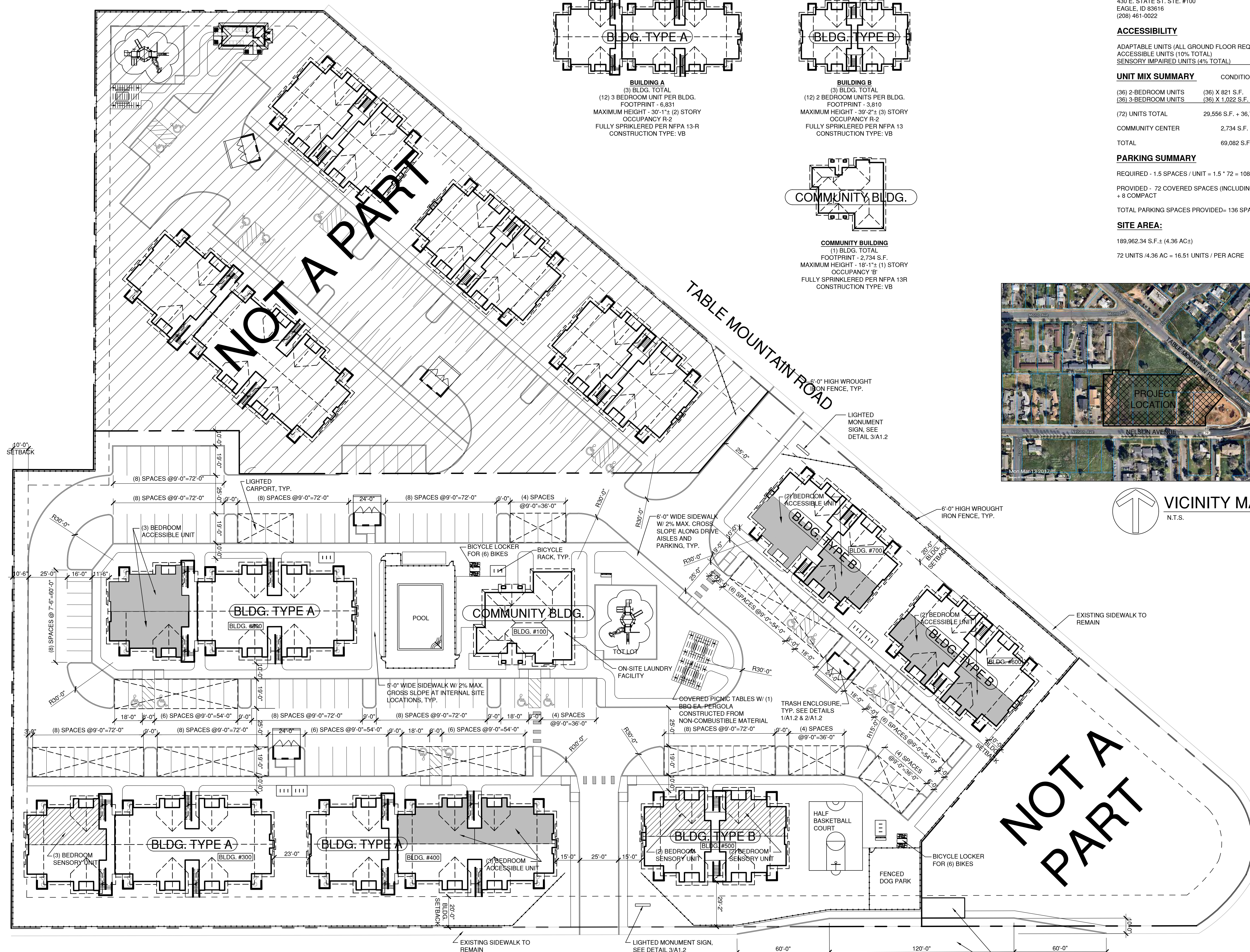
BUILDING A
 (3) BLDG. TOTAL
 (12) 3 BEDROOM UNIT PER BLDG.
 FOOTPRINT - 6,831
 MAXIMUM HEIGHT - 30'-1 1/2" (2) STORY
 OCCUPANCY R-2
 FULLY SPRINKLERED PER NFPA 13-R
 CONSTRUCTION TYPE: VB



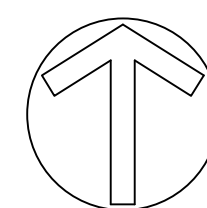
BUILDING B
 (1) BLDG. TOTAL
 (12) 2 BEDROOM UNITS PER BLDG.
 FOOTPRINT - 3,810
 MAXIMUM HEIGHT - 39'-2 1/2" (3) STORY
 OCCUPANCY R-2
 FULLY SPRINKLERED PER NFPA 13
 CONSTRUCTION TYPE: VB



COMMUNITY BUILDING
 (1) BLDG. TOTAL
 FOOTPRINT - 2,734 S.F.
 MAXIMUM HEIGHT - 18'-1 1/2" (1) STORY
 OCCUPANCY 'B'
 FULLY SPRINKLERED PER NFPA 13R
 CONSTRUCTION TYPE: VB



NELSON AVENUE



SITE PLAN

SCALE: 1" = 30'-0"
 NOTE:
 SITE PLAN DRAWN WITHOUT
 BENEFIT OF SURVEY.

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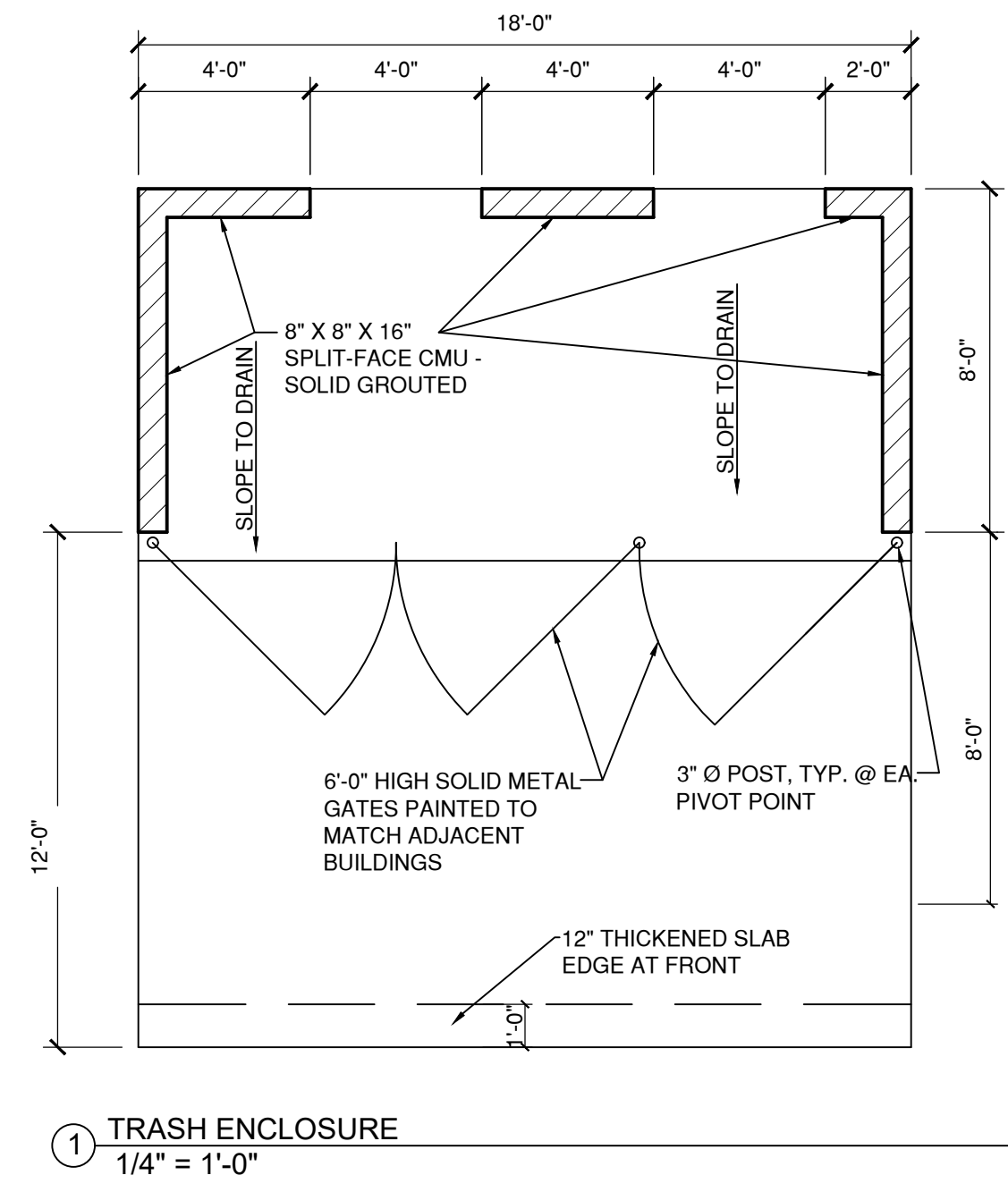
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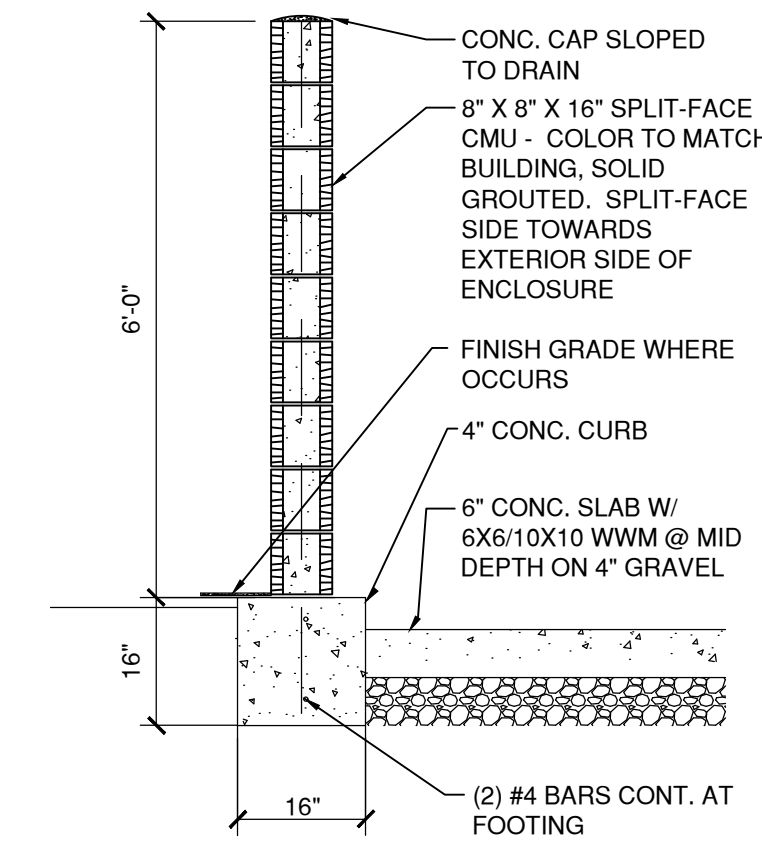
RIVERBEND FAMILY APARTMENTS

NWC NELSON AVE. & TABLE MOUNTAIN RD. OROVILLE, CA

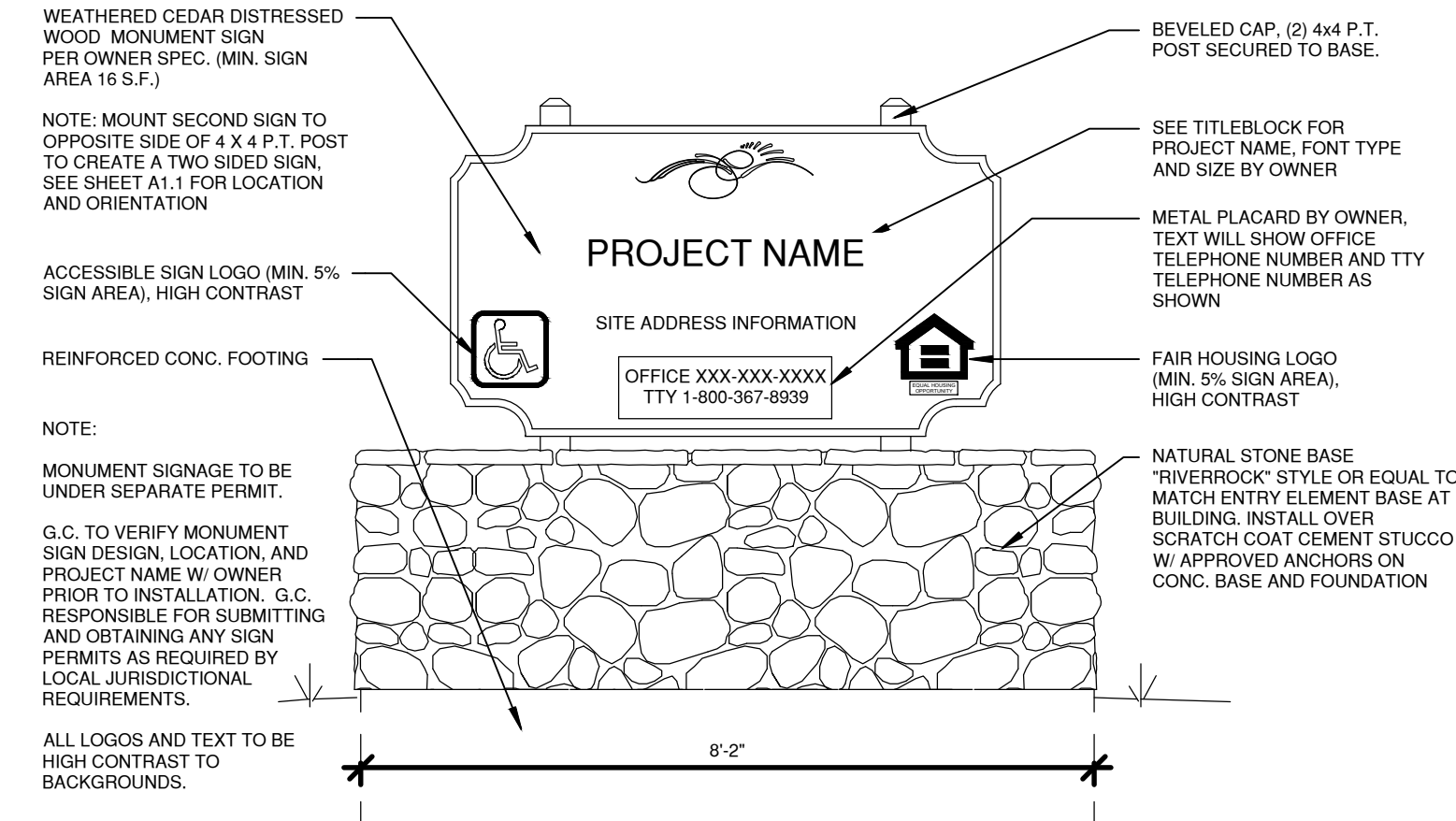
-A1.1



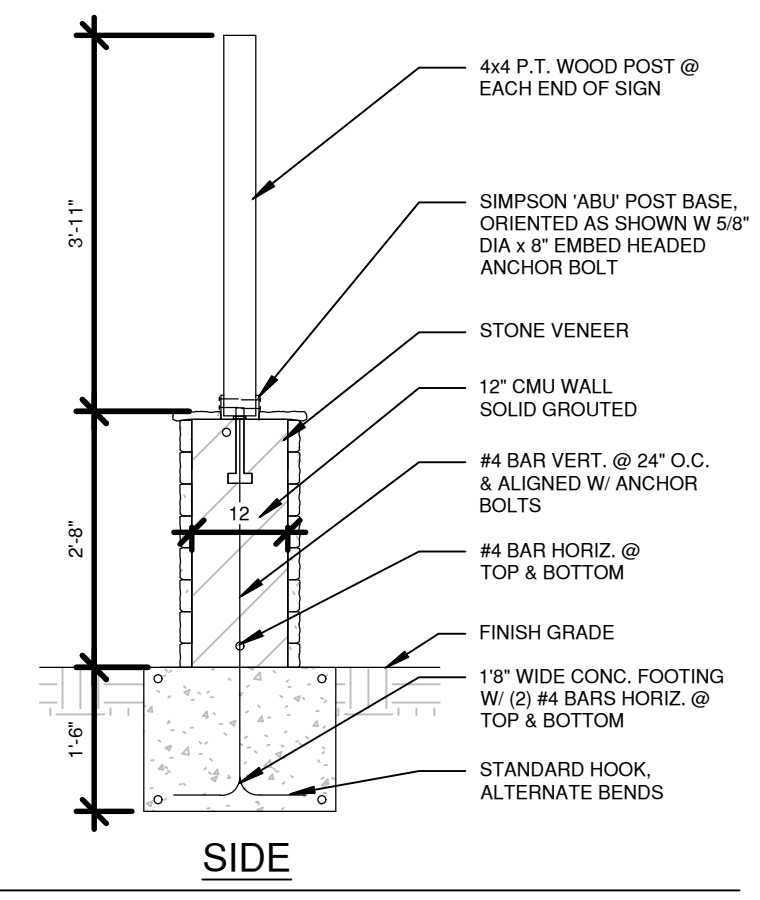
① TRASH ENCLOSURE
1/4" = 1'-0"



② TRASH ENCLOSURE SECTION A-A
1/2" = 1'-0"



③ MONUMENT SIGN
1/2" = 1'-0"



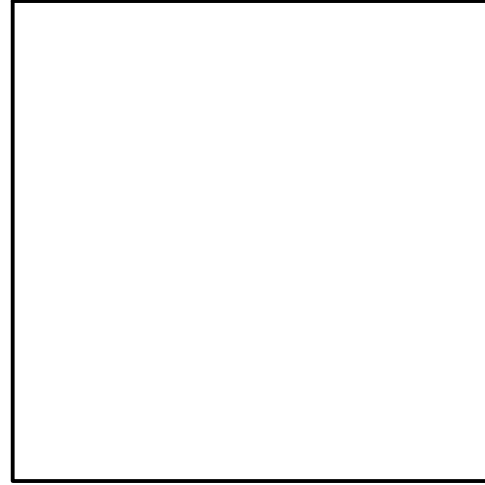
SIDE

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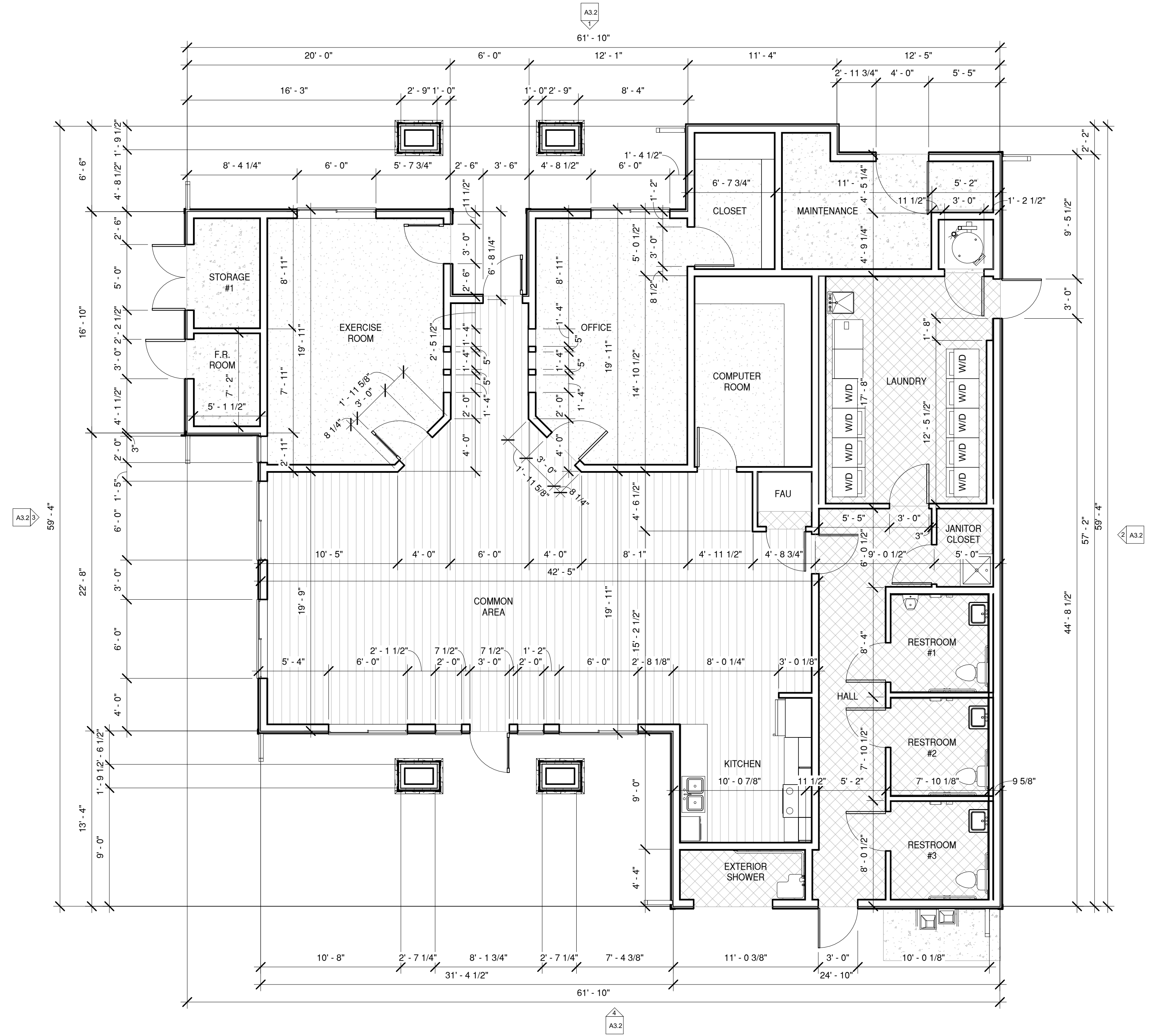


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RIVERBEND FAMILY APARTMENTS
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-A1.2



1 FLOOR PLAN - COMMUNITY BLDG.
3/16" = 1'-0"

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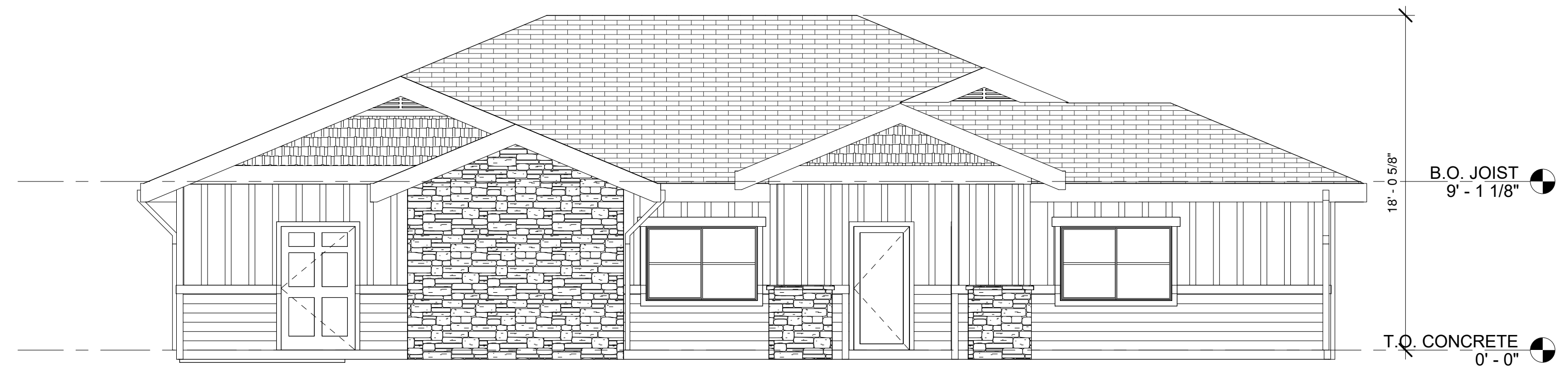
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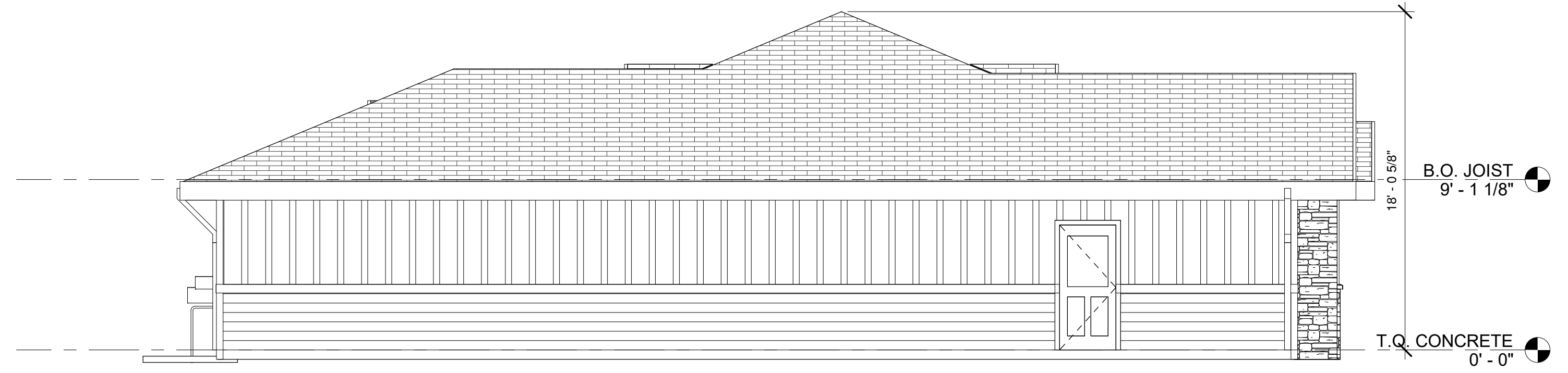
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SCHEMATIC SET / NOT FOR CONSTRUCTION

A3.1



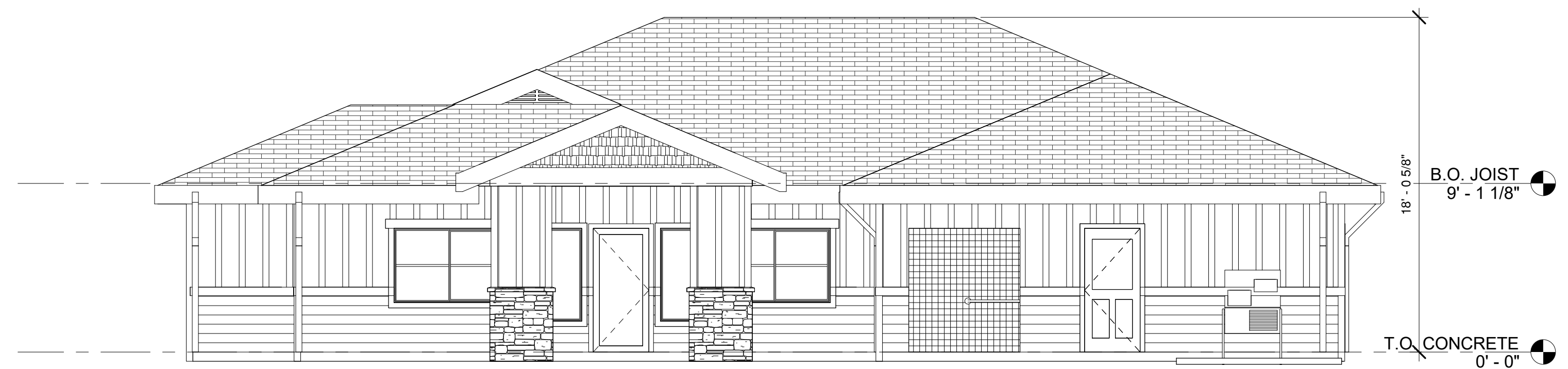
① FRONT ELEVATION - COMMUNITY BLDG.
3/16" = 1'-0"



② LEFT ELEVATION - COMMUNITY BLDG.
3/16" = 1'-0"



③ RIGHT ELEVATION - COMMUNITY BLDG.
3/16" = 1'-0"



④ REAR ELEVATION - COMMUNITY BLDG.
3/16" = 1'-0"

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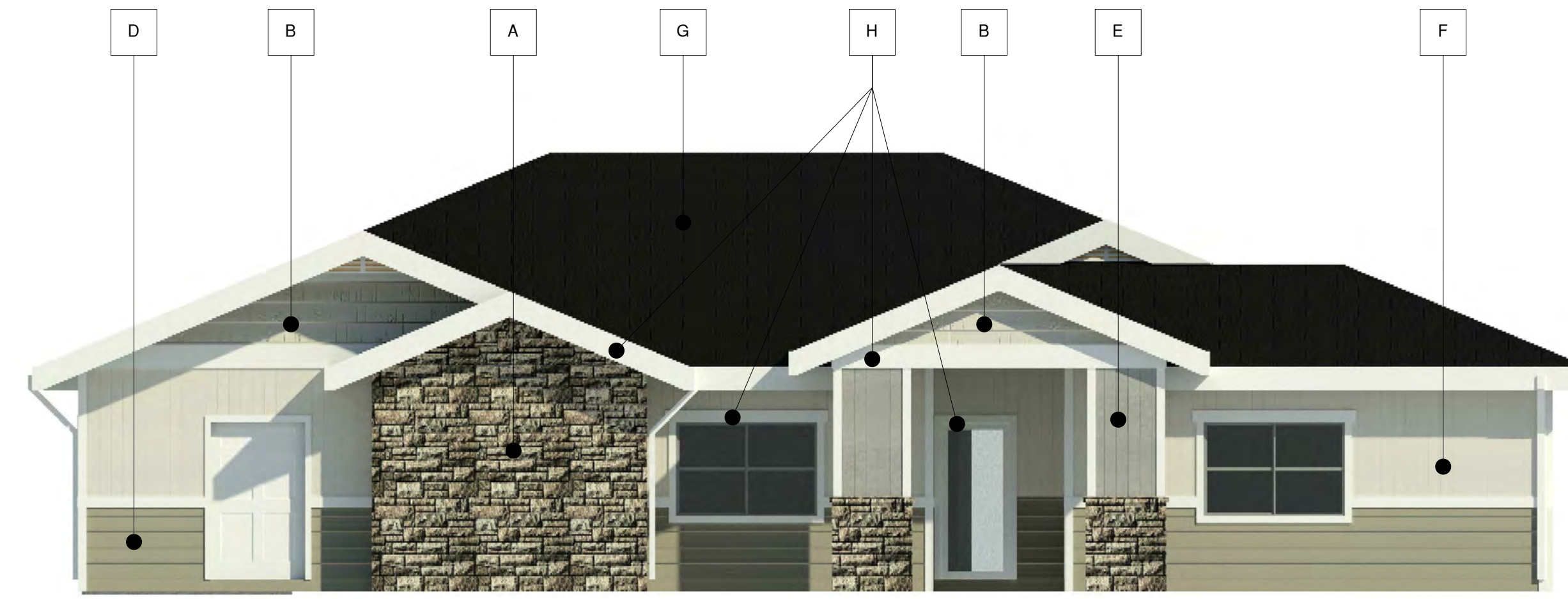
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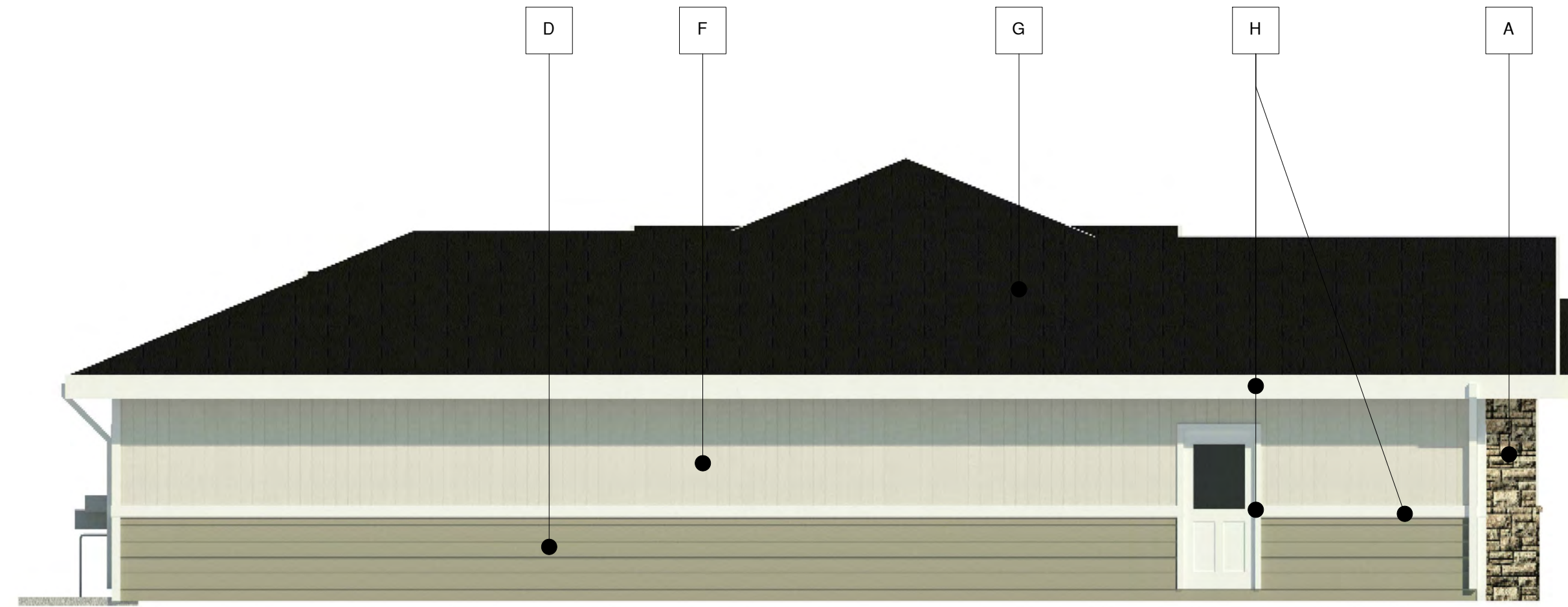
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A3.2

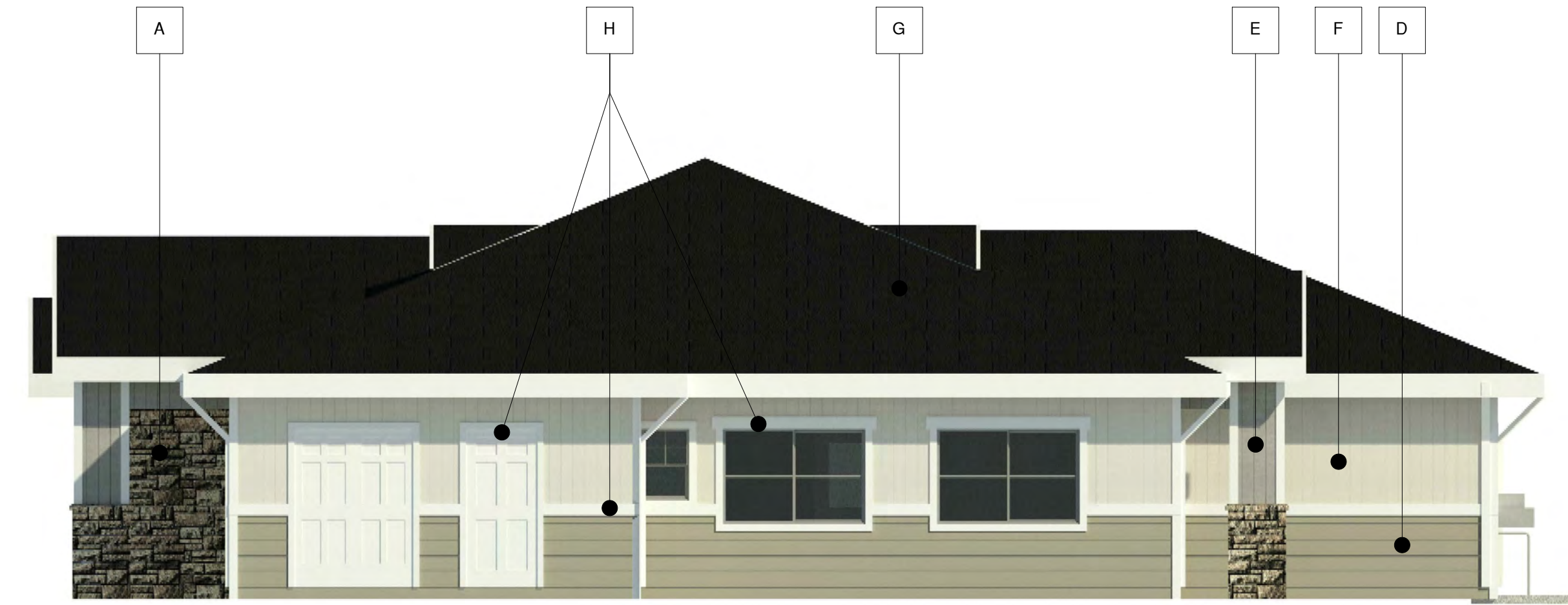
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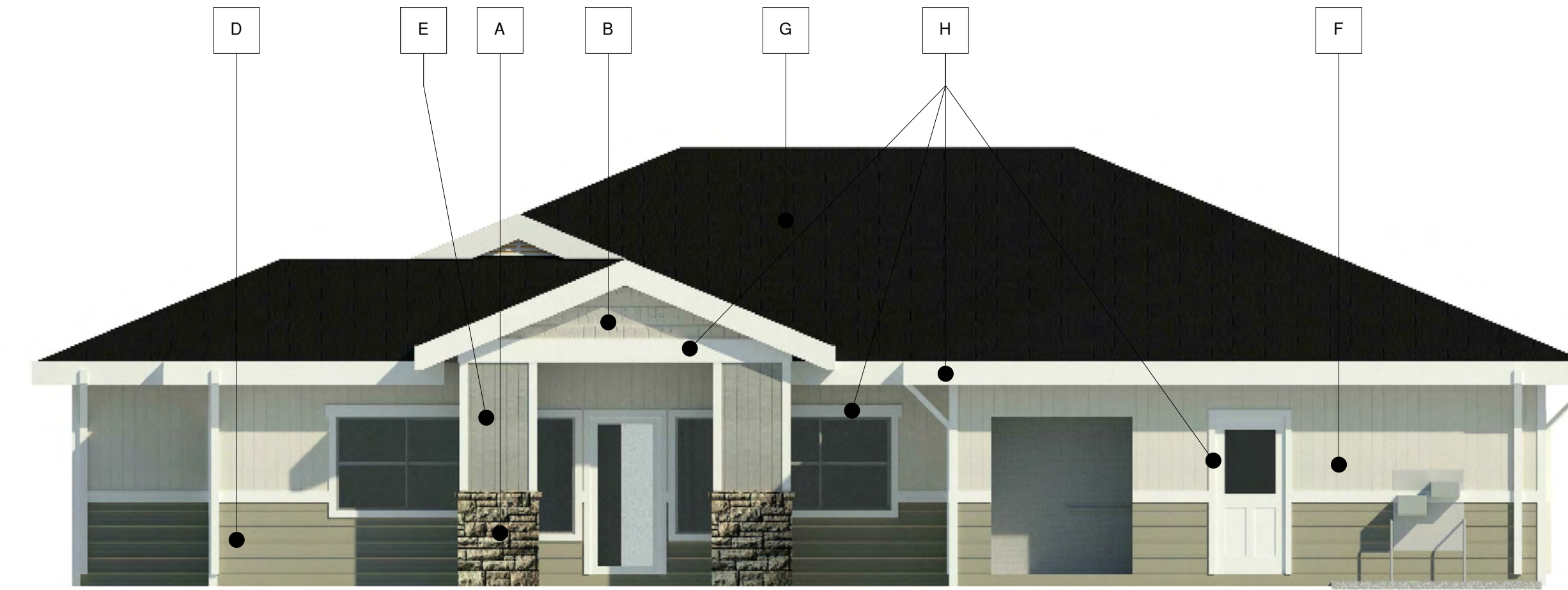
① FRONT ELEVATION - COMMUNITY BLDG.
N.T.S.



② LEFT ELEVATION - COMMUNITY BLDG.
N.T.S.



③ RIGHT ELEVATION - COMMUNITY BLDG.
N.T.S.



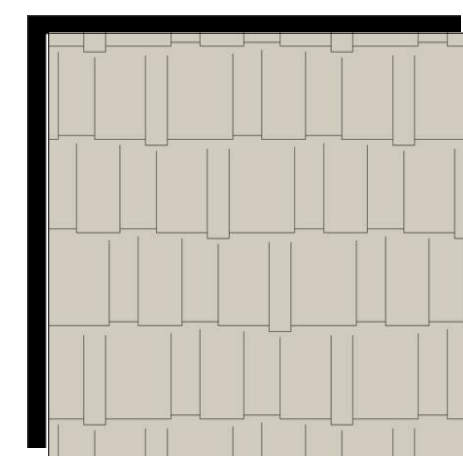
④ REAR ELEVATION - COMMUNITY BLDG.
N.T.S.

MATERIAL FINISHES BLDG.'S #100, 300, 500, & 700:	
A.	BORAL BUCKS COUNTRY RANDOM ASHLAR LIMESTONE
B.	CEMENTITIOUS SHINGLE SHAKE SIDING AGREEABLE GRAY SW 7029 SHERWIN WILLIAMS
C.	CEMENTITIOUS CLAPBOARD SIDING 7" ENDURING BRONZE SW 7055 SHERWIN WILLIAMS
D.	CEMENTITIOUS CLAPBOARD SIDING 7" SAGE MOUNTAIN 1488 BENJAMIN MOORE
E.	CEMENTITIOUS BOARD & BATTEN SIDING GRAYSTONE 1475 BENJAMIN MOORE
F.	CEMENTITIOUS BOARD & BATTEN SIDING COLLECTOR'S ITEM AF-45 BENJAMIN MOORE
G.	PABCO 30 YEAR COMPOSITE SHINGLE PEWTER GRAY
H.	TRIM PAINTED WHITE

NOTE:
SOFFIT (NOT SHOWN) COLOR TO MATCH WHITE TRIM
ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.



A] LIMESTONE
BORAL BUCKS COUNTRY RANDOM ASHLAR



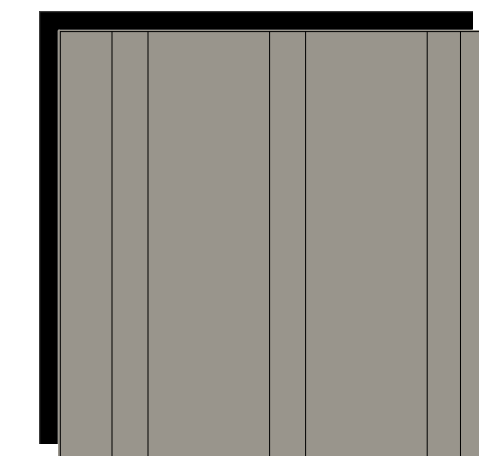
B] CEMENTITIOUS SHINGLE SHAKE SIDING
AGREEABLE GRAY SW 7029



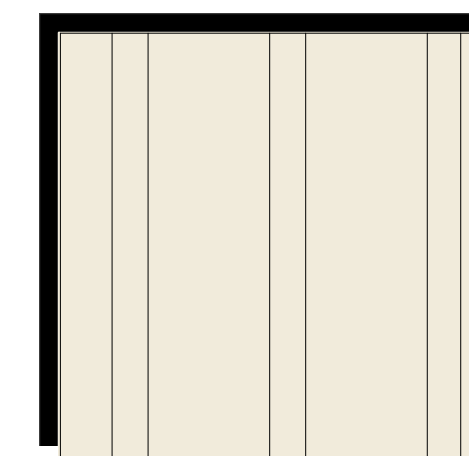
C] CEMENTITIOUS 7" CLAPBOARD SIDING
ENDURING BRONZE SW 7055



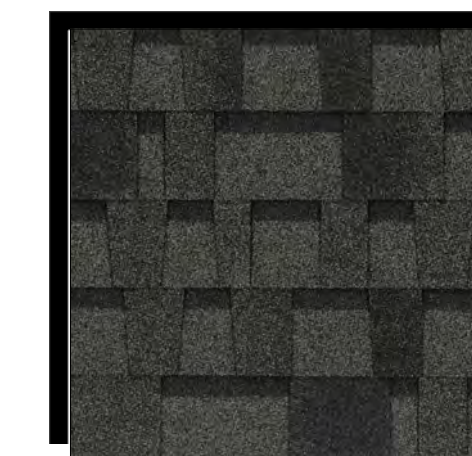
D] CEMENTITIOUS 7" CLAPBOARD SIDING
SAGE MOUNTAIN 1488



E] CEMENTITIOUS BOARD & BATTEN SIDING
GRAYSTONE 1475



F] CEMENTITIOUS BOARD & BATTEN SIDING
COLLECTOR'S ITEM AF-45



G] 30 YEAR COMPOSITE SHINGLE
PABCO PEWTER GRAY



H] TRIM
WHITE

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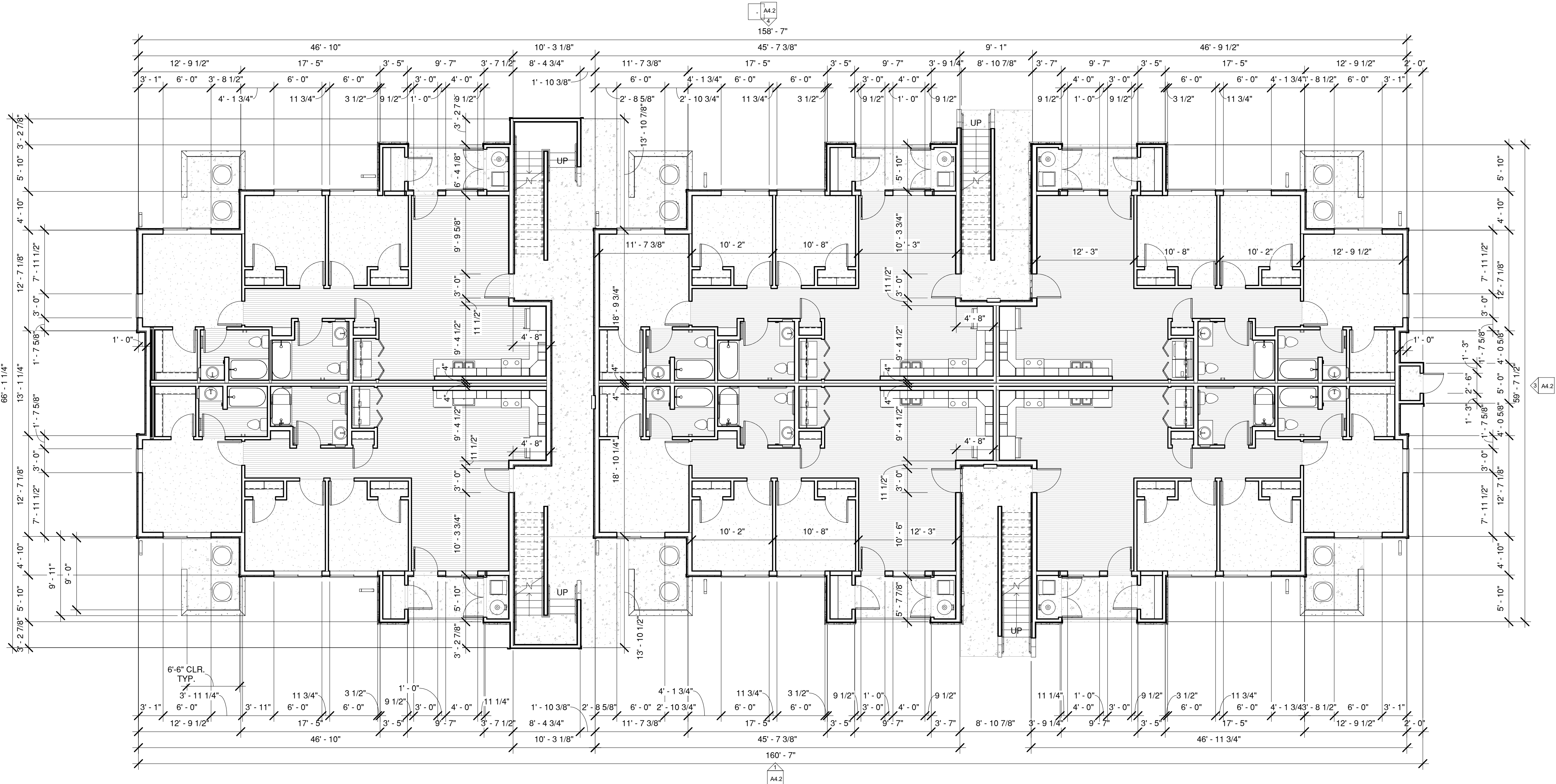
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NWC NELSON AVE. & TABLE MOUNTAIN RD. OROVILLE, CA
SCHEMATIC SET / NOT FOR CONSTRUCTION

A3.3



1 1ST FLOOR PLAN - BLDG. TYPE A
1/8" = 1'-0"

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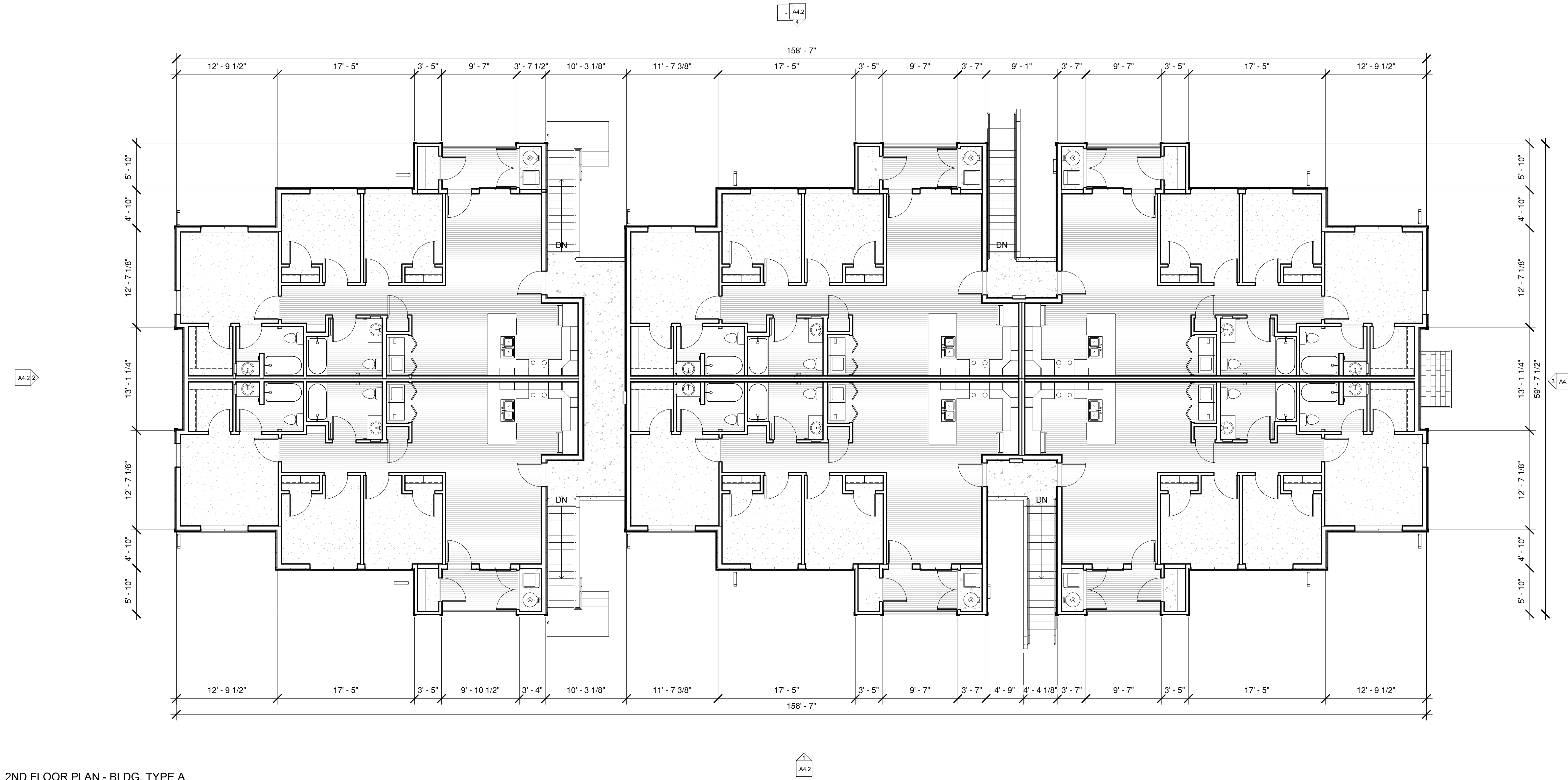
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A4.1A

SCHEMATIC SET / NOT FOR CONSTRUCTION

① 2ND FLOOR PLAN - BLDG. TYPE A
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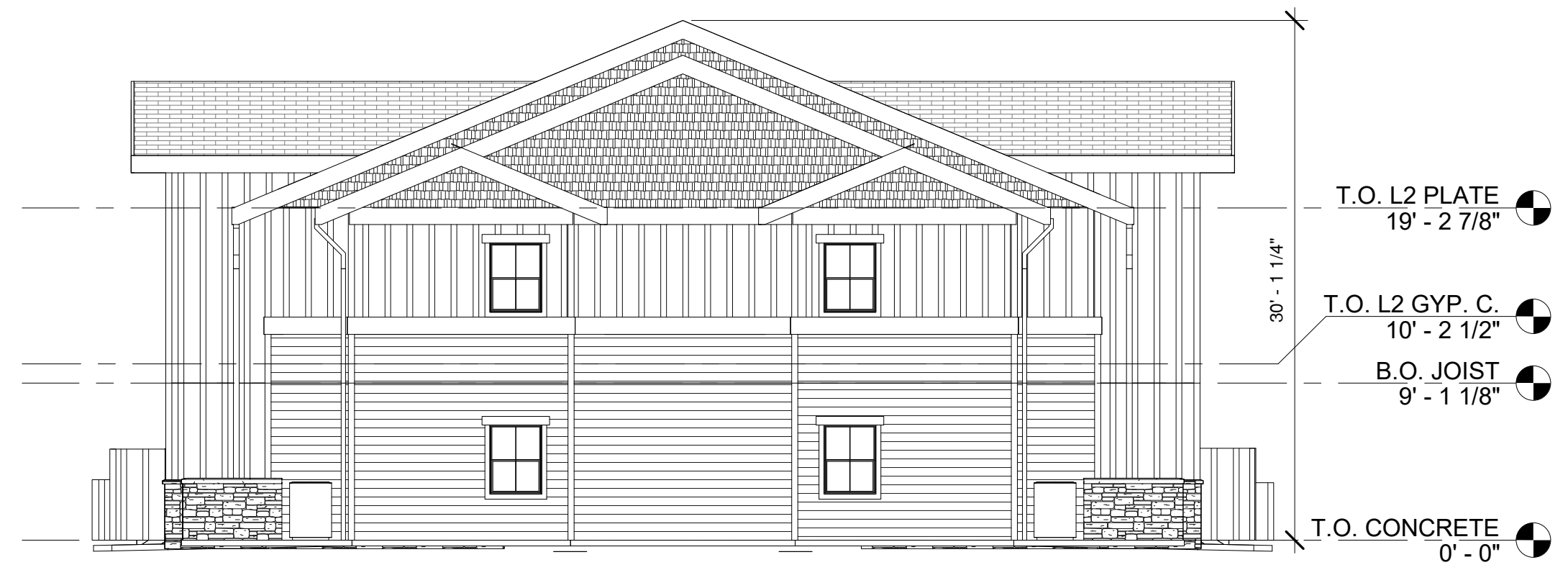
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A4.2

SCHEMATIC SET / NOT FOR CONSTRUCTION



1 FRONT ELEVATION - BLDG. TYPE A
1/8" = 1'-0"



2 LEFT ELEVATION - BLDG. TYPE A
1/8" = 1'-0"



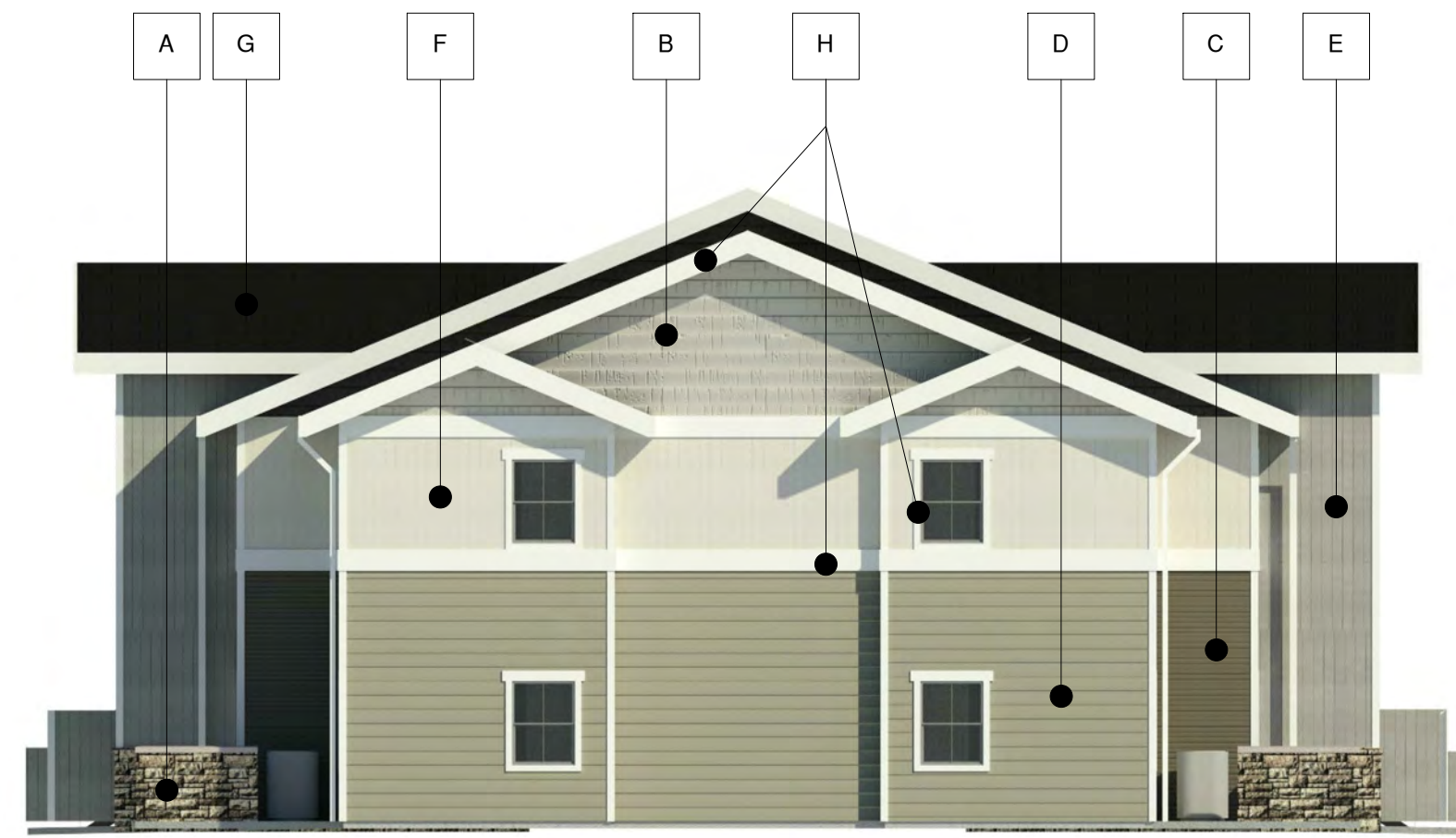
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1/8" = 1'-0"



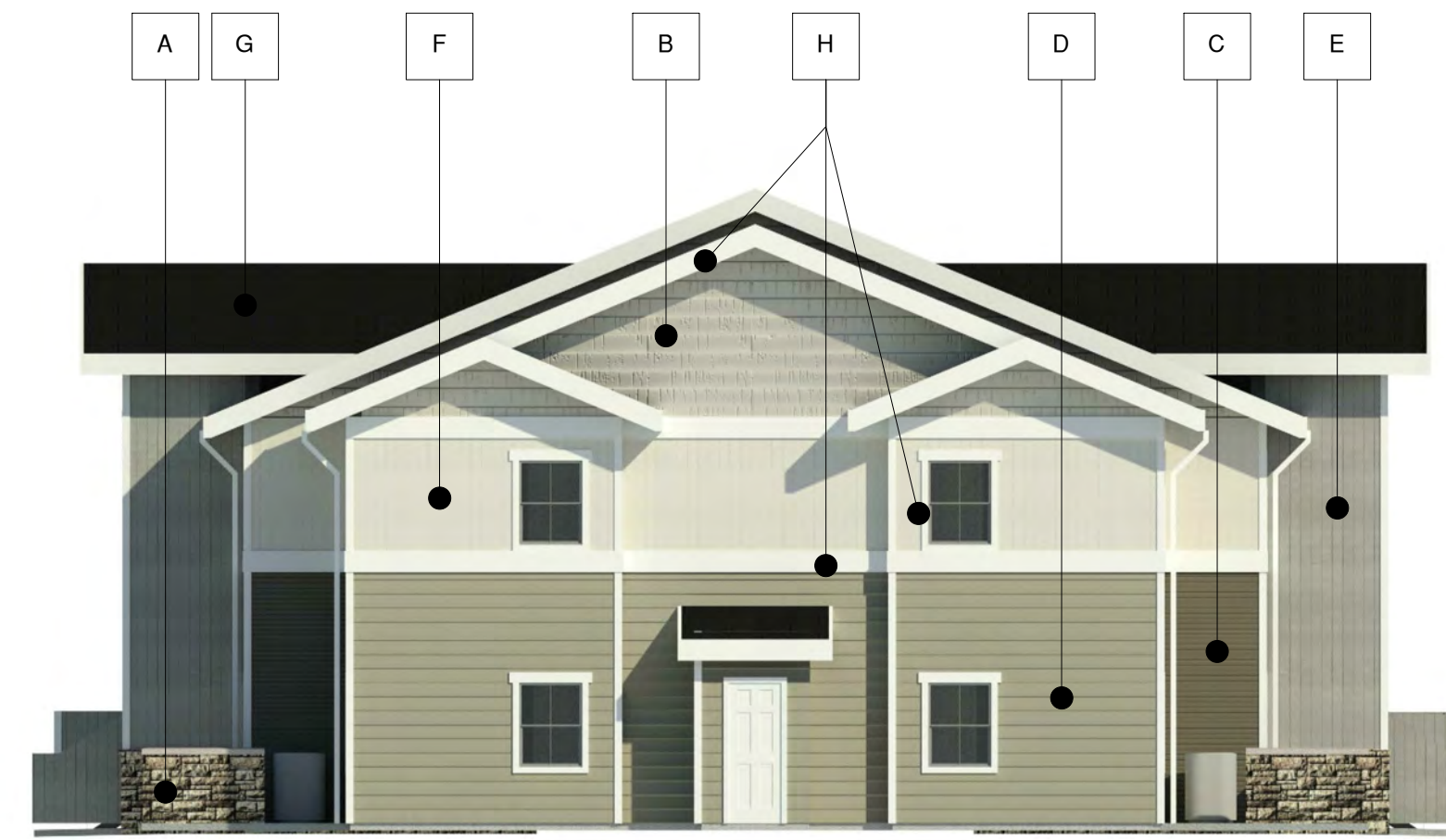
4 REAR ELEVATION - BLDG. TYPE A
1/8" = 1'-0"



1 FRONT ELEVATION - BLDG. #300
N.T.S.



2 LEFT ELEVATION - BLDG. #300
N.T.S.



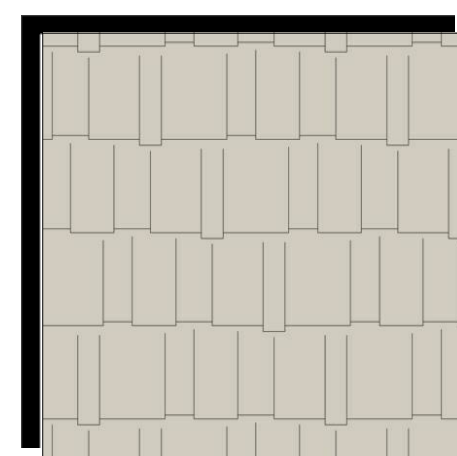
3 RIGHT ELEVATION - BLDG. #300
N.T.S.



4 REAR ELEVATION - BLDG. #300
N.T.S.



A LIMESTONE
BORAL BUCKS COUNTRY RANDOM
ASHLAR



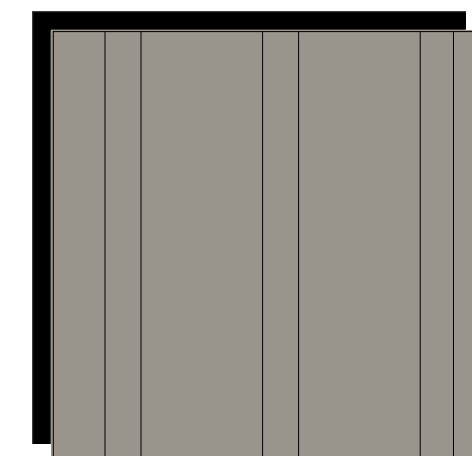
B CEMENTITIOUS SHINGLE
SHAKE SIDING
AGREEABLE GRAY SW 7029



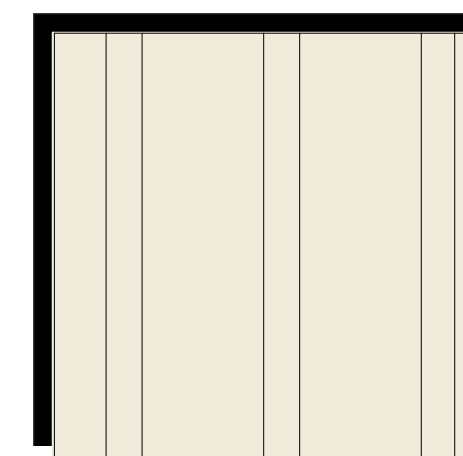
C CEMENTITIOUS 7"
CLAPBOARD SIDING
ENDURING BRONZE SW 7055



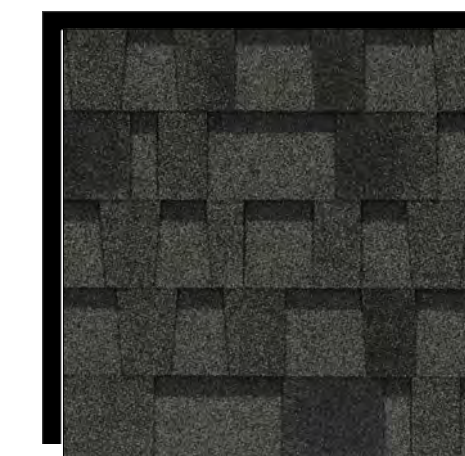
D CEMENTITIOUS 7"
CLAPBOARD SIDING
SAGE MOUNTAIN 1488



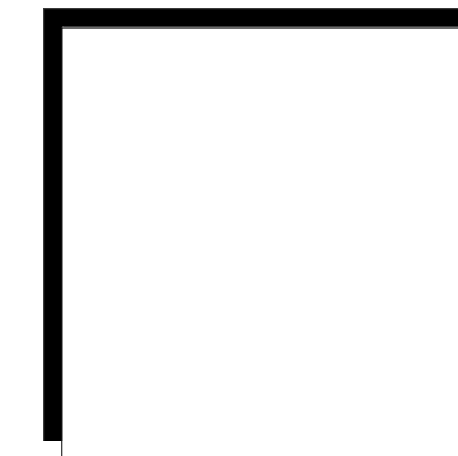
E CEMENTITIOUS BOARD &
BATTEN SIDING
GRAYSTONE 1475



F CEMENTITIOUS BOARD &
BATTEN SIDING
COLLECTOR'S ITEM AF-45



G 30 YEAR COMPOSITE
SHINGLE
PABCO PEWTER GRAY



H TRIM
WHITE

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- B. CEMENTITIOUS SHINGLE SHAKE SIDING AGREEABLE GRAY SW 7029 SHERWIN WILLIAMS
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- F. CEMENTITIOUS BOARD & BATTEN SIDING COLLECTOR'S ITEM AF-45 BENJAMIN MOORE
- G. PABCO 30 YEAR COMPOSITE SHINGLE PEWTER GRAY
- H. TRIM PAINTED WHITE

NOTE:
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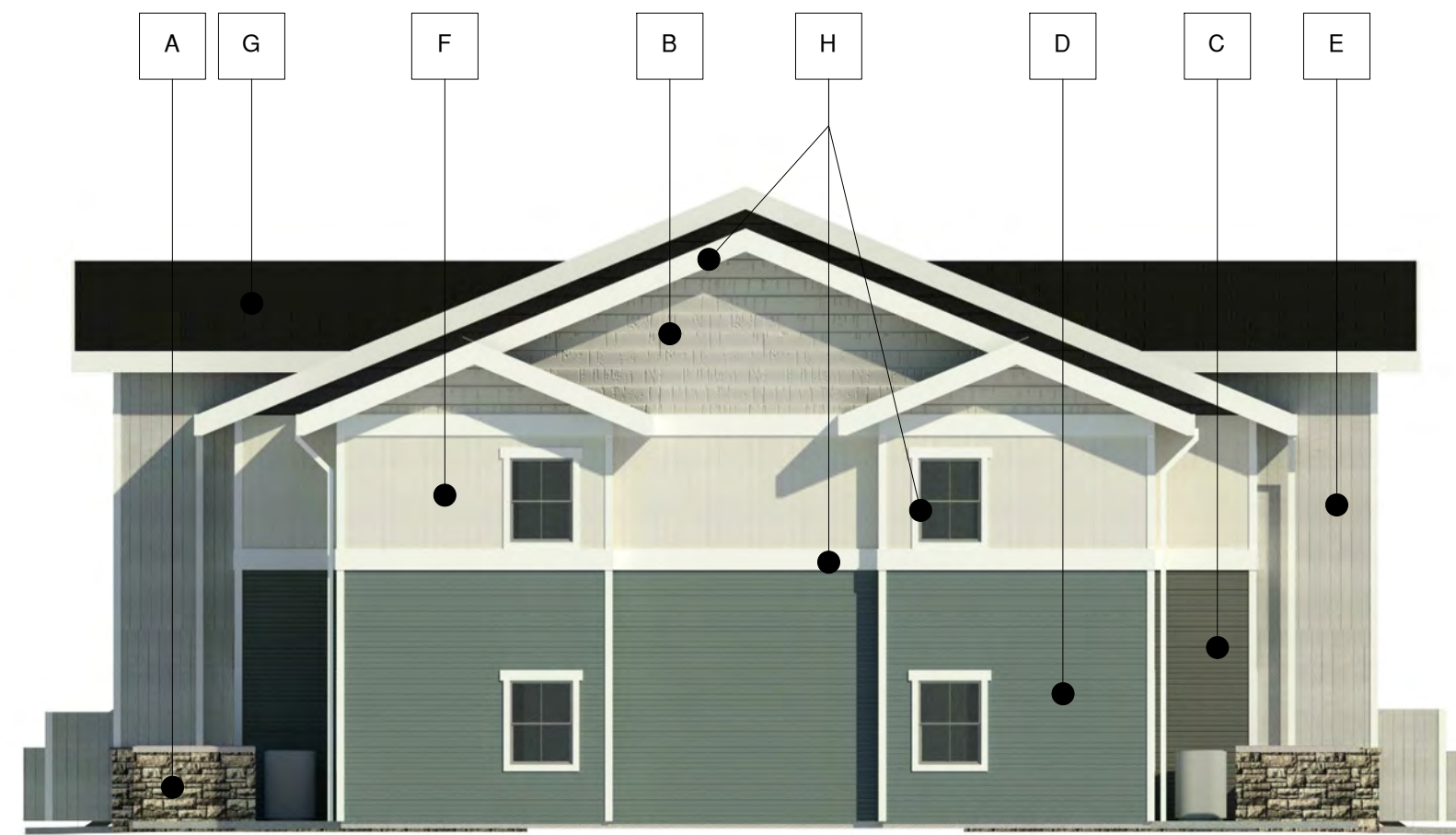
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A4.3A

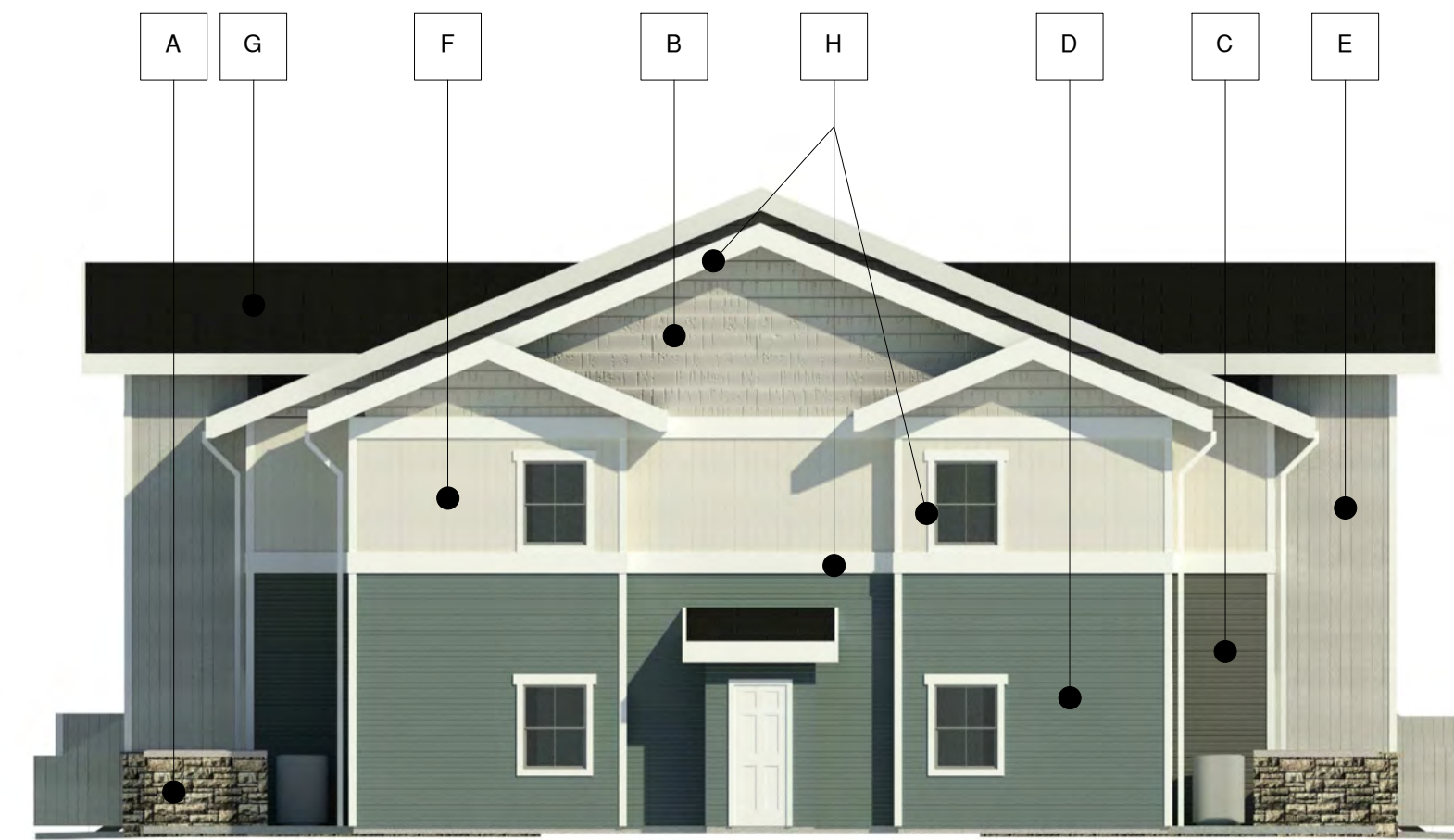
SCHEMATIC SET / NOT FOR CONSTRUCTION



1 FRONT ELEVATION - BLDG. #S 200 & 400
N.T.S.



2 LEFT ELEVATION - BLDG. #S 200 & 400
N.T.S.



3 RIGHT ELEVATION - BLDG. #S 200 & 400
N.T.S.



4 REAR ELEVATION - BLDG. #S 200 & 400
N.T.S.

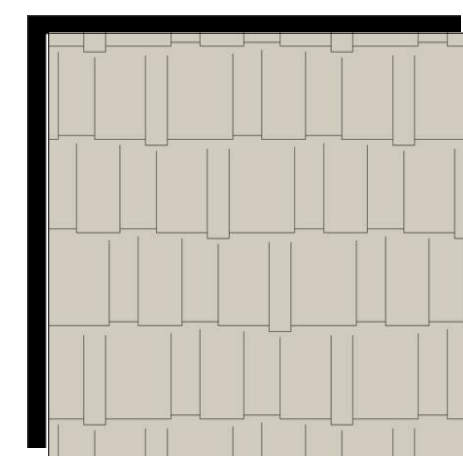
MATERIAL FINISHES
BLDG.'S #200, 400, & 600:

A.	BORAL BUCKS COUNTRY RANDOM ASHLAR LIMESTONE
B.	CEMENTITIOUS SHINGLE SHAKE SIDING AGREEABLE GRAY SW 7029 SHERWIN WILLIAMS
C.	CEMENTITIOUS CLAPBOARD SIDING 7" KNOXVILLE GRAY HC-160 BENJAMIN MOORE
D.	CEMENTITIOUS CLAPBOARD SIDING 7" ASHWOOD MOSS 1484 BENJAMIN MOORE
E.	CEMENTITIOUS BOARD & BATTEN SIDING GRAYSTONE 1475 BENJAMIN MOORE
F.	CEMENTITIOUS BOARD & BATTEN SIDING COLLECTOR'S ITEM AF-45 BENJAMIN MOORE
G.	PABCO 30 YEAR COMPOSITE SHINGLE PEWTER GRAY
H.	TRIM PAINTED WHITE

NOTE:
SOFFIT (NOT SHOWN) COLOR TO MATCH WHITE TRIM
ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.



A] LIMESTONE
BORAL BUCKS COUNTRY RANDOM ASHLAR



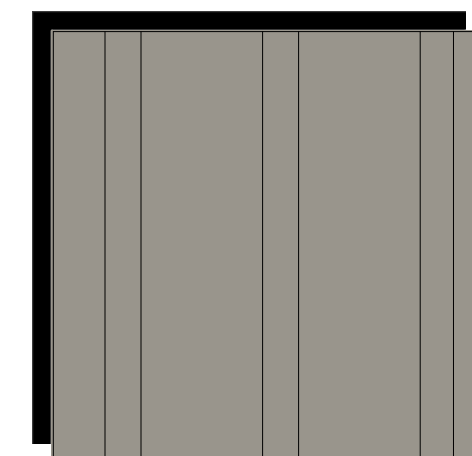
B] CEMENTITIOUS SHINGLE SHAKE SIDING
AGREEABLE GRAY SW 7029



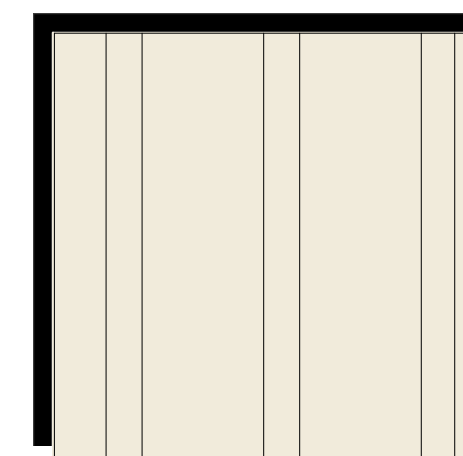
C] CEMENTITIOUS 7" CLAPBOARD SIDING
KNOXVILLE GRAY HC-160



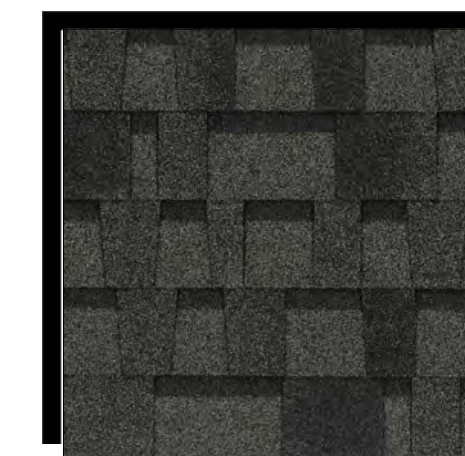
D] CEMENTITIOUS 7" CLAPBOARD SIDING
ASHWOOD MOSS 1484



E] CEMENTITIOUS BOARD & BATTEN SIDING
GRAYSTONE 1475



F] CEMENTITIOUS BOARD & BATTEN SIDING
COLLECTOR'S ITEM AF-45



G] 30 YEAR COMPOSITE SHINGLE
PABCO PEWTER GRAY



H] TRIM
WHITE

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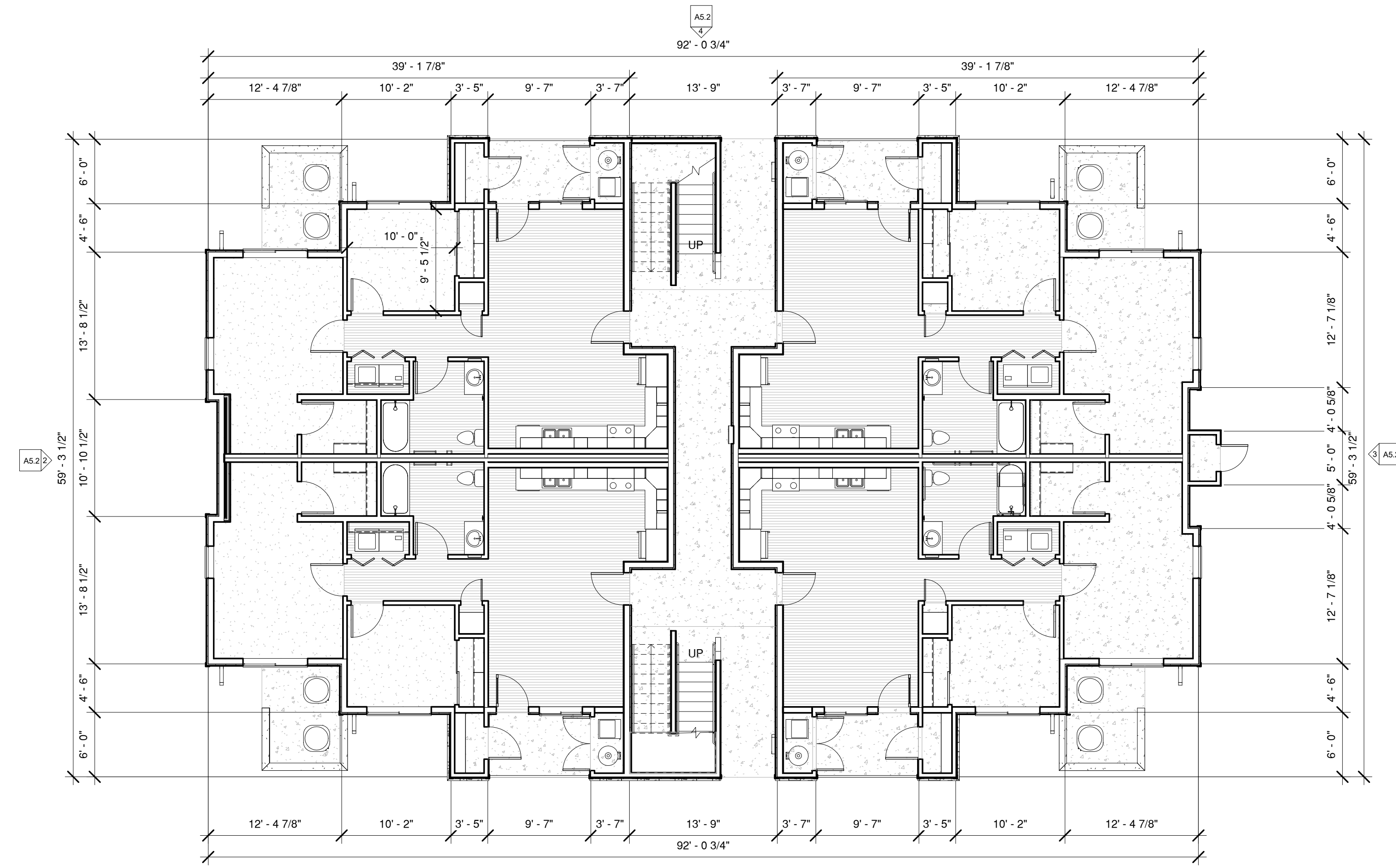


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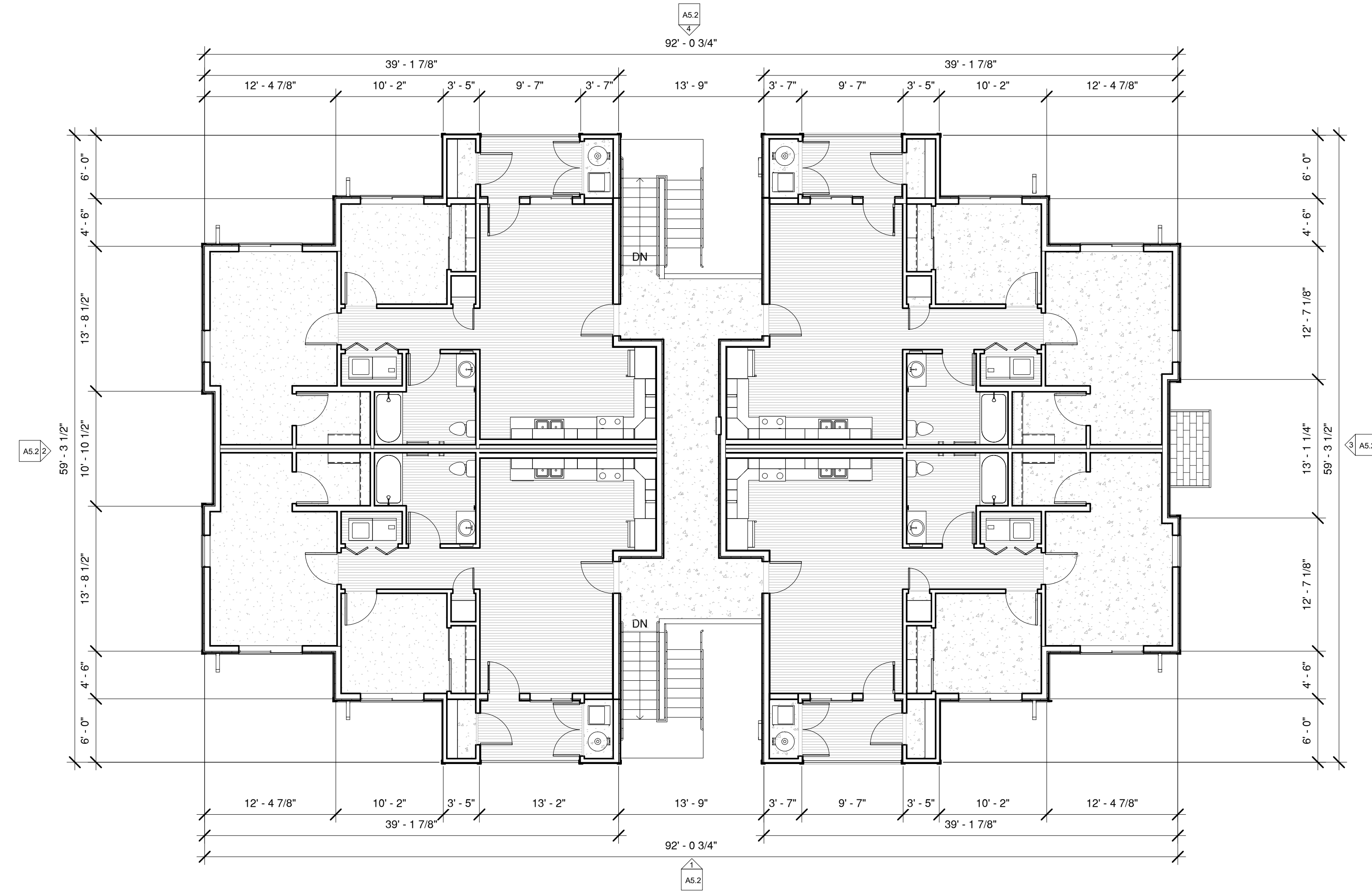
PROJECT
RIVERBEND FAMILY APARTMENTS
NWC NELSON AVE. & TABLE MOUNTAIN RD. OROVILLE, CA

A4.3B

SCHEMATIC SET / NOT FOR CONSTRUCTION



① 1ST FLOOR PLAN - BLDG. TYPE B
1/8" = 1'-0"



② 2ND FLOOR PLAN - BLDG. TYPE B
1/8" = 1'-0"

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A5.1
 SCHEMATIC SET / NOT FOR CONSTRUCTION



① FRONT ELEVATION - BLDG. TYPE B
1/8" = 1'-0"



② LEFT ELEVATION - BLDG. TYPE B
1/8" = 1'-0"



③ RIGHT ELEVATION - BLDG. TYPE B
1/8" = 1'-0"



④ REAR ELEVATION - BLDG. TYPE B
1/8" = 1'-0"

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PROJECT
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 NWC NELSON AVE. & TABLE MOUNTAIN RD. OROVILLE, CA

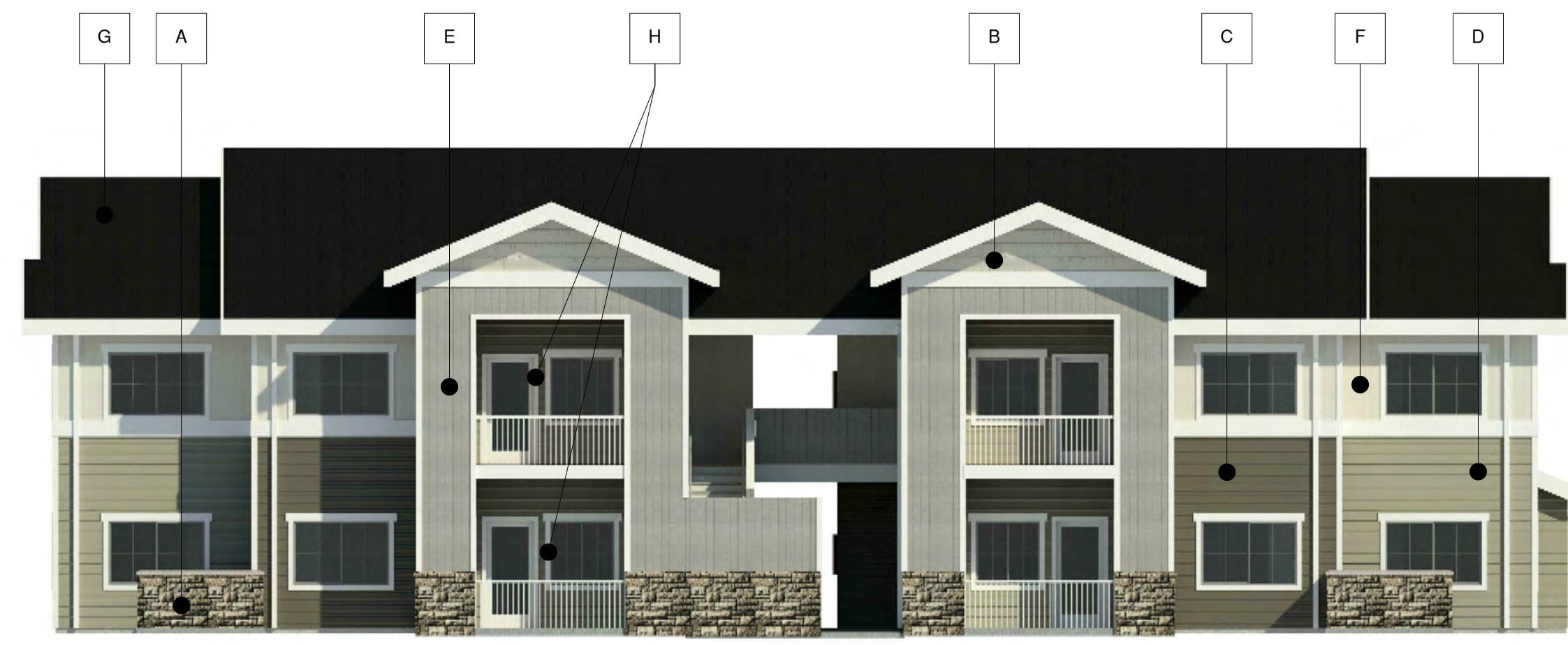
A5.2
 SCHEMATIC SET / NOT FOR CONSTRUCTION



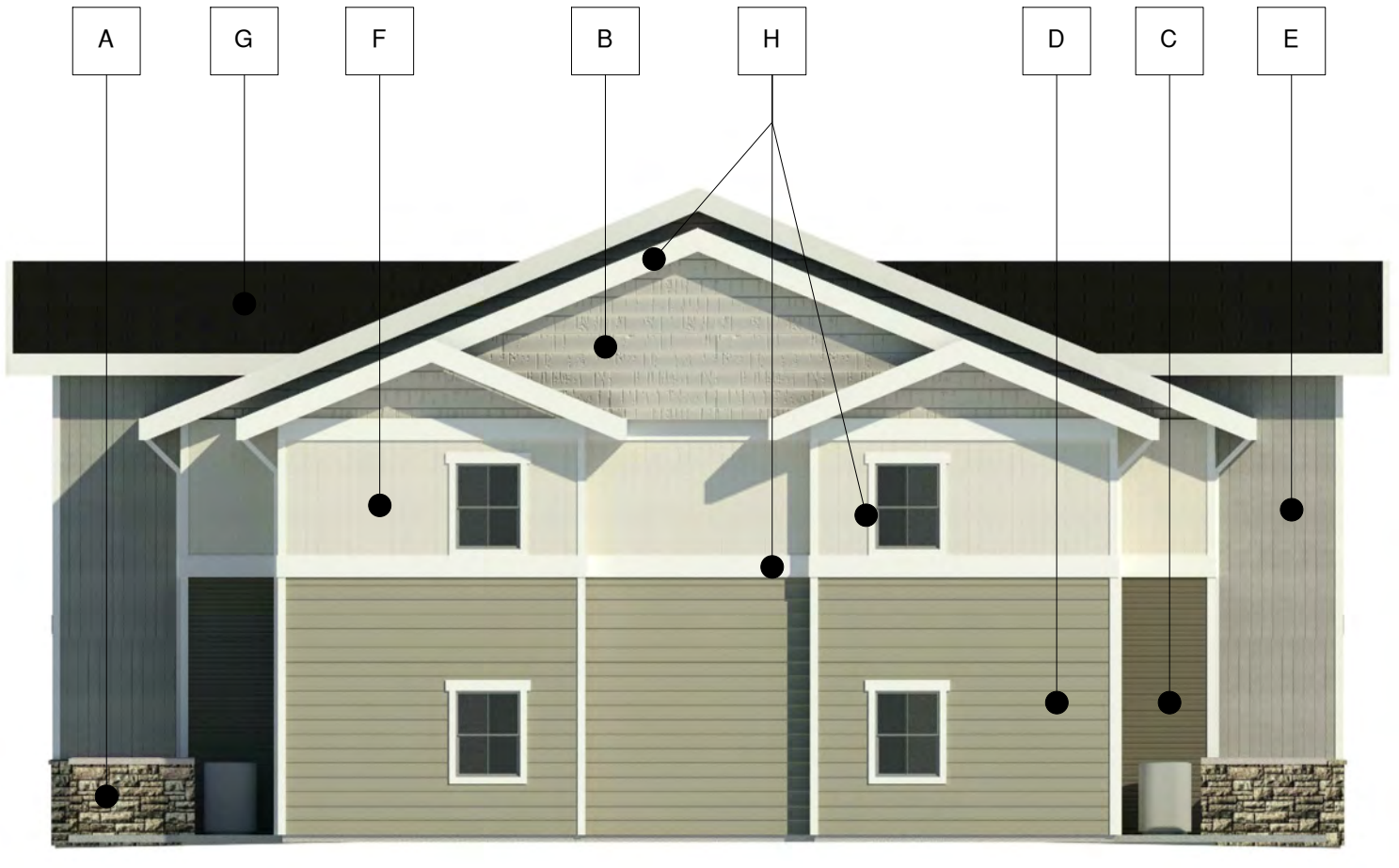
MATERIAL FINISHES
BLDG.'S #100, 300, 500, & 700:

A.	BORAL BUCKS COUNTRY RANDOM ASHLAR LIMESTONE
B.	CEMENTITIOUS SHINGLE SHAKE SIDING AGREEABLE GRAY SW 7029 SHERWIN WILLIAMS
C.	CEMENTITIOUS CLAPBOARD SIDING 7" ENDURING BRONZE SW 7055 SHERWIN WILLIAMS
D.	CEMENTITIOUS CLAPBOARD SIDING 7" SAGE MOUNTAIN 1488 BENJAMIN MOORE
E.	CEMENTITIOUS BOARD & BATTEN SIDING GRAYSTONE 1475 BENJAMIN MOORE
F.	CEMENTITIOUS BOARD & BATTEN SIDING COLLECTOR'S ITEM AF-45 BENJAMIN MOORE
G.	PABCO 30 YEAR COMPOSITE SHINGLE PEWTER GRAY
H.	TRIM PAINTED WHITE

NOTE:
SOFFIT (NOT SHOWN) COLOR TO MATCH WHITE TRIM
ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.



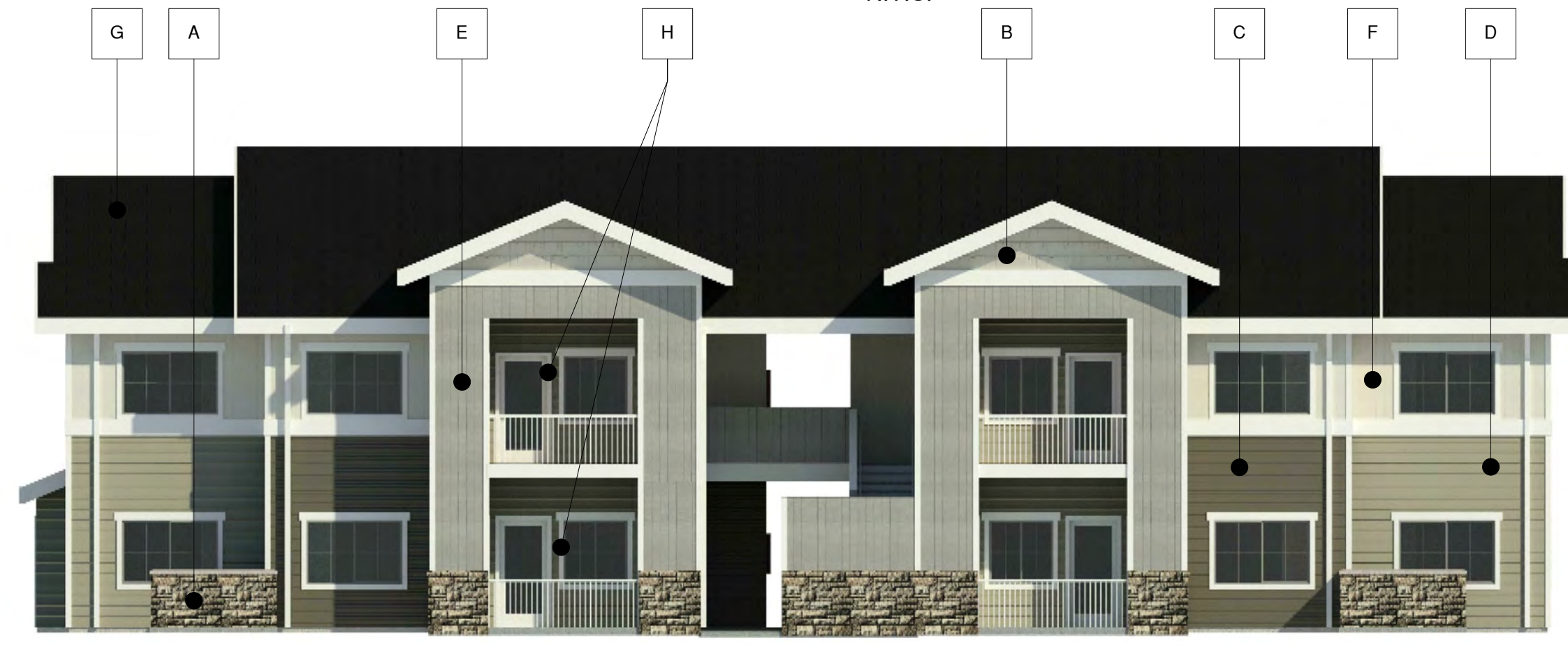
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N.T.S.



2 LEFT ELEVATION - BLDG. #'S 500 & 700
N.T.S.



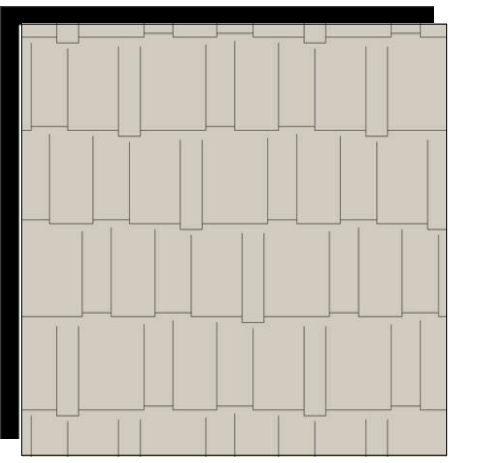
3 RIGHT ELEVATION - BLDG. #'S 500 & 700
N.T.S.



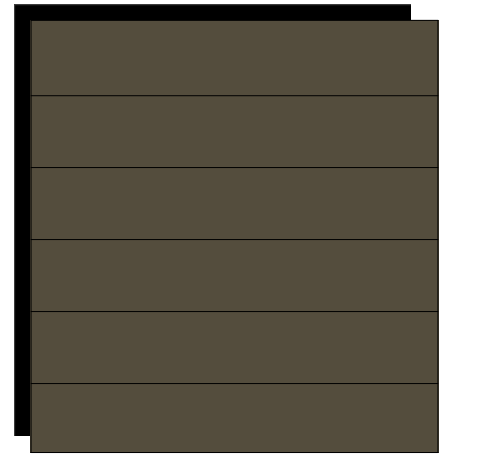
4 REAR ELEVATION - BLDG. #'S 500 & 700
N.T.S.



A LIMESTONE
BORAL BUCKS COUNTRY RANDOM ASHLAR



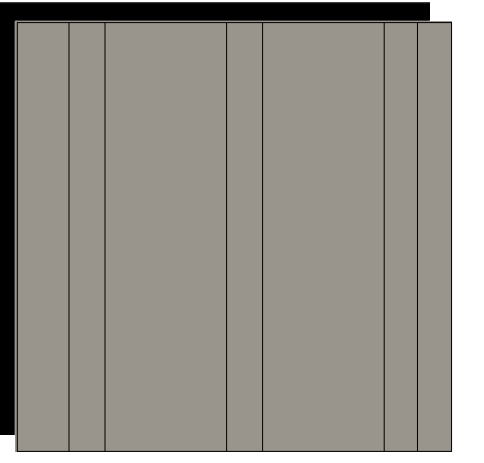
B CEMENTITIOUS SHINGLE SHAKE SIDING
AGREEABLE GRAY SW 7029



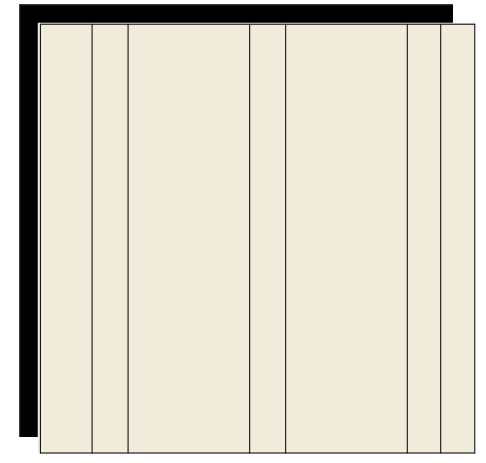
C CEMENTITIOUS 7" CLAPBOARD SIDING
ENDURING BRONZE SW 7055



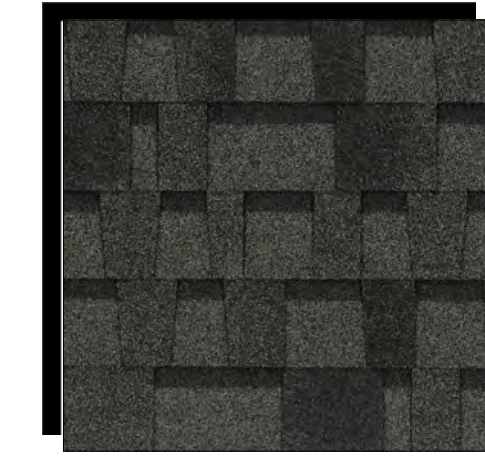
D CEMENTITIOUS 7" CLAPBOARD SIDING
SAGE MOUNTAIN 1488



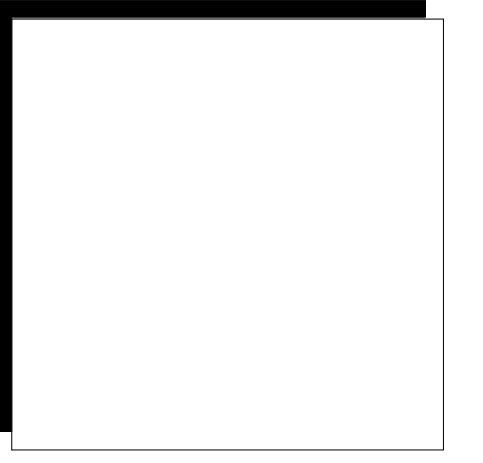
E CEMENTITIOUS BOARD & BATTEN SIDING
GRAYSTONE 1475



F CEMENTITIOUS BOARD & BATTEN SIDING
COLLECTOR'S ITEM AF-45



G 30 YEAR COMPOSITE SHINGLE
PABCO PEWTER GRAY



H TRIM
WHITE

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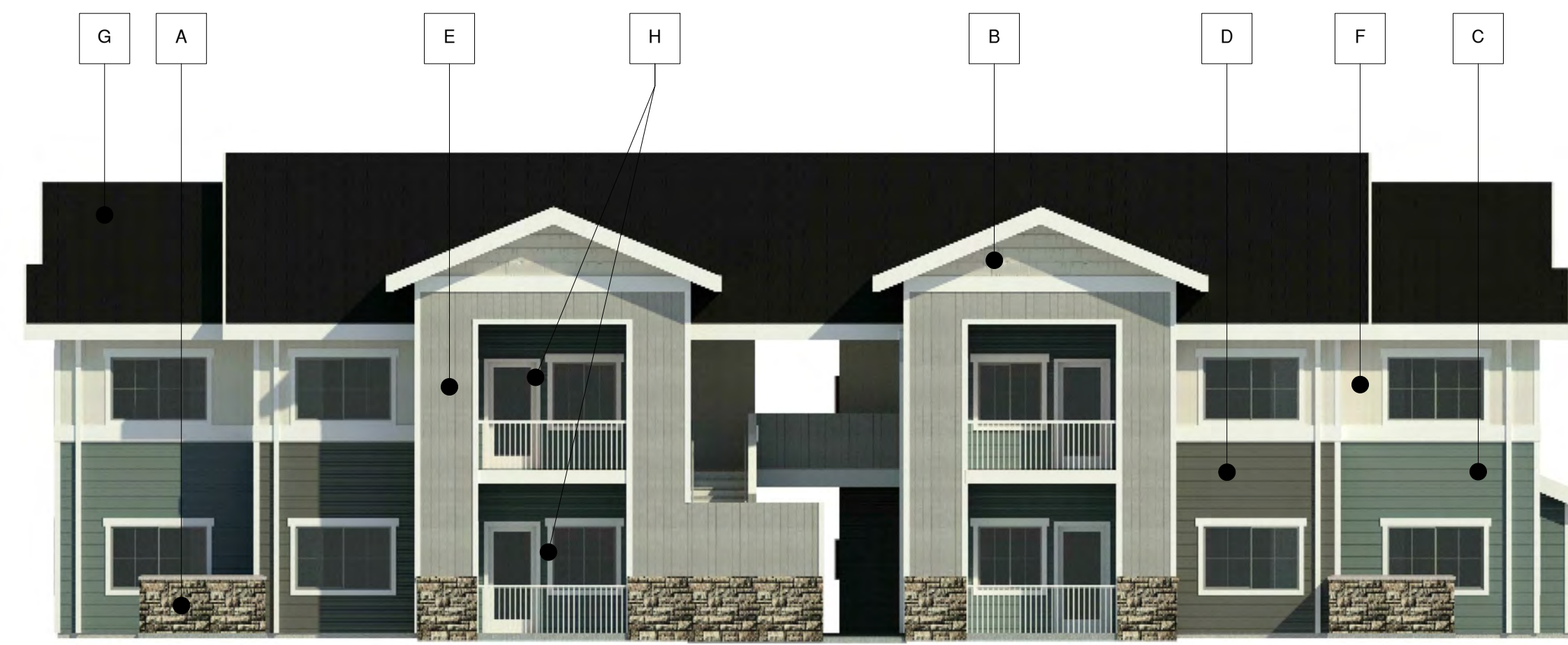
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PROJECT
RIVERBEND FAMILY APARTMENTS

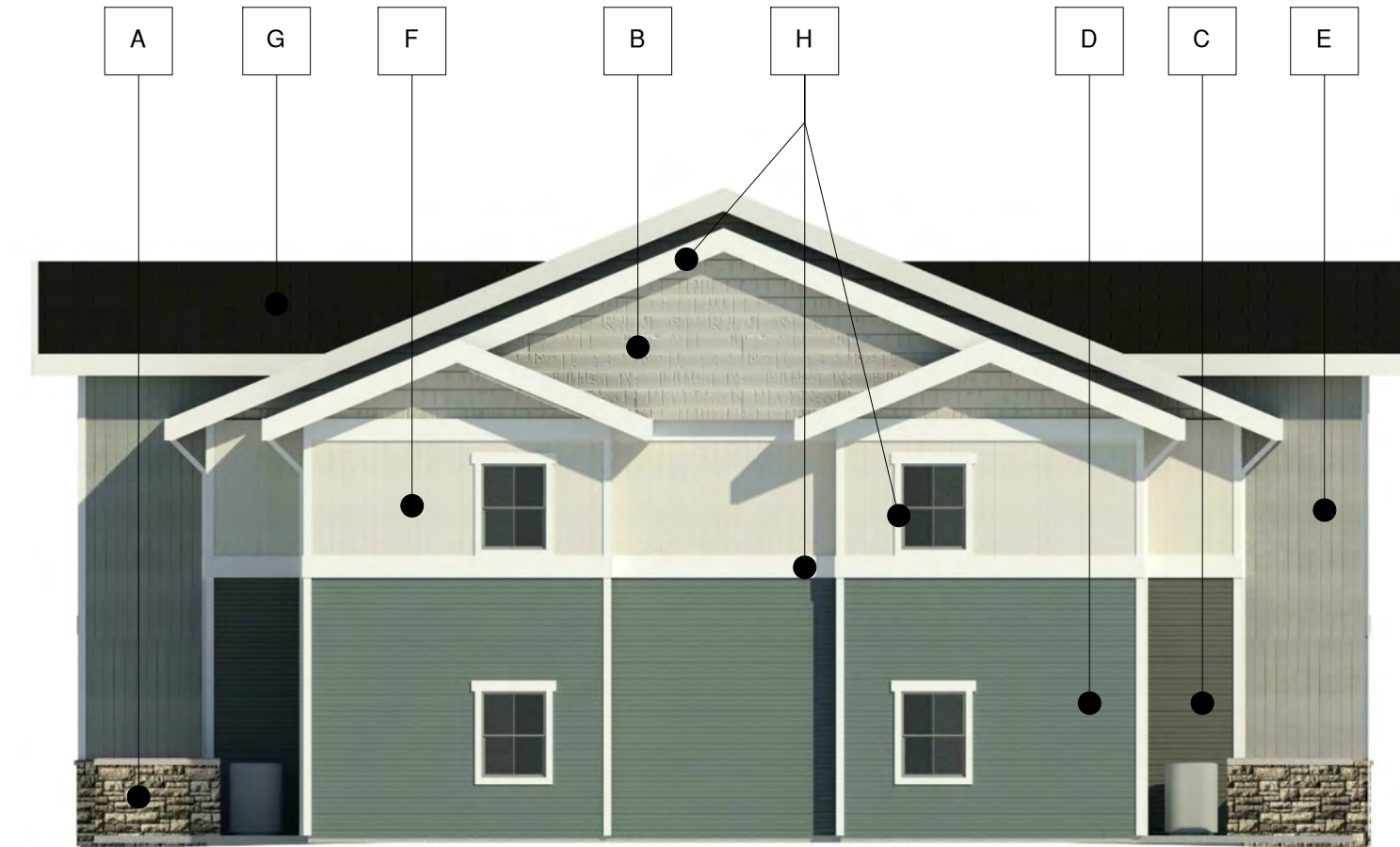
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A5.3A

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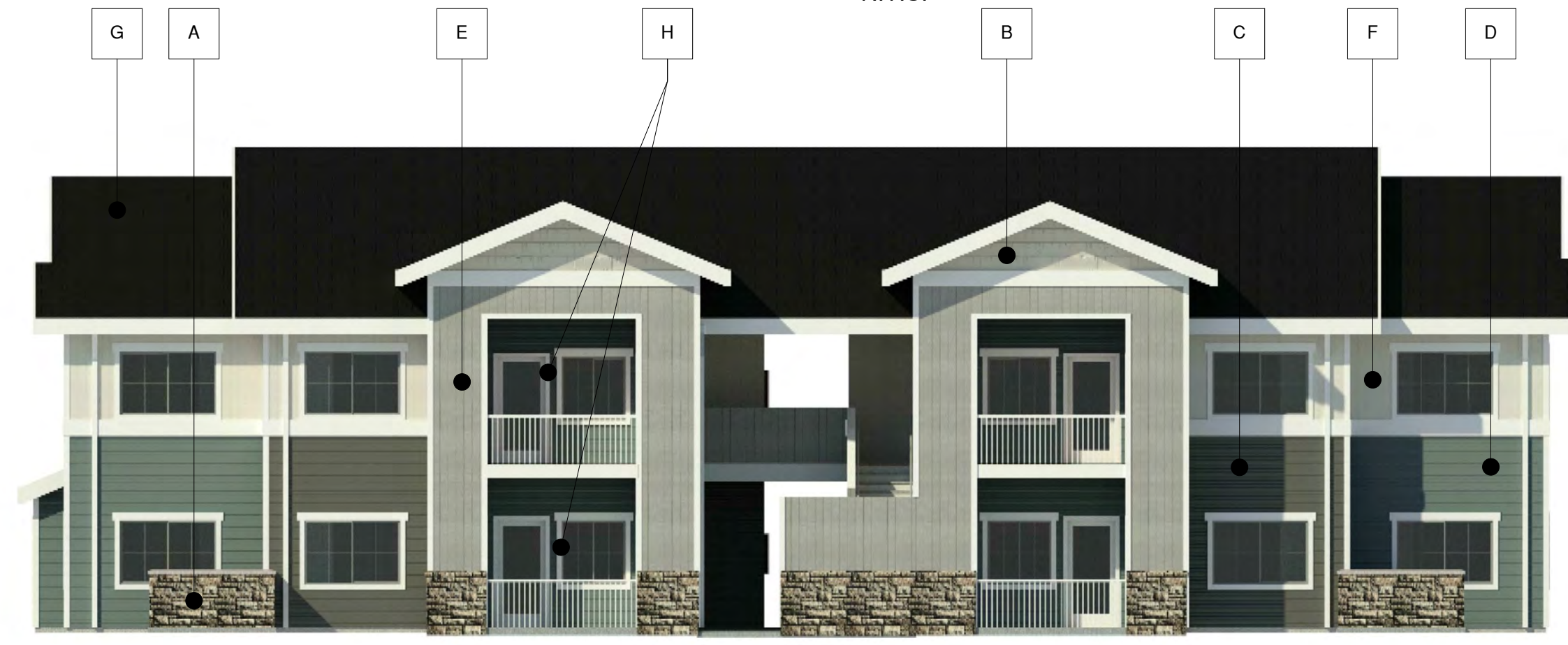
① FRONT ELEVATION - BLDG. #600
N.T.S.



② LEFT ELEVATION - BLDG. #600
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③ RIGHT ELEVATION - BLDG. #600
N.T.S.



④ REAR ELEVATION - BLDG. #600
N.T.S.

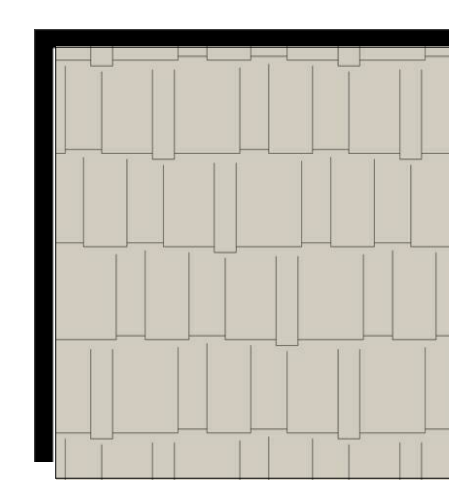
MATERIAL FINISHES
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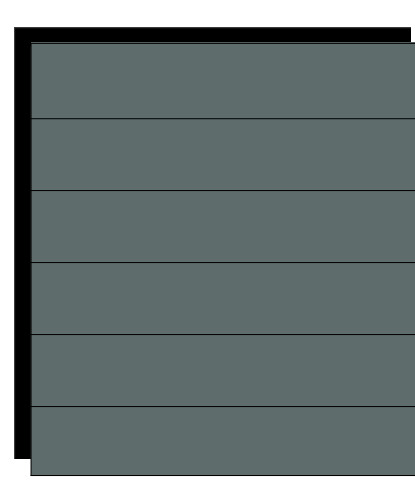
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A] LIMESTONE
BORAL BUCKS COUNTRY RANDOM ASHLAR



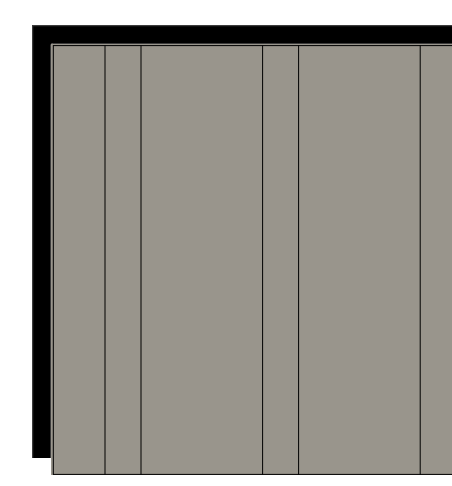
B] CEMENTITIOUS SHINGLE SHAKE SIDING
AGREEABLE GRAY SW 7029



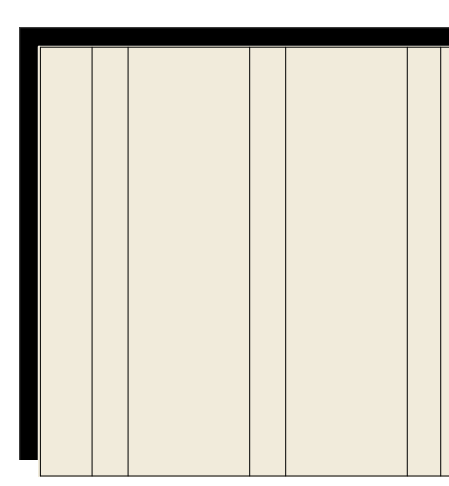
C] CEMENTITIOUS 7" CLAPBOARD SIDING
KNOXVILLE GRAY HC-160



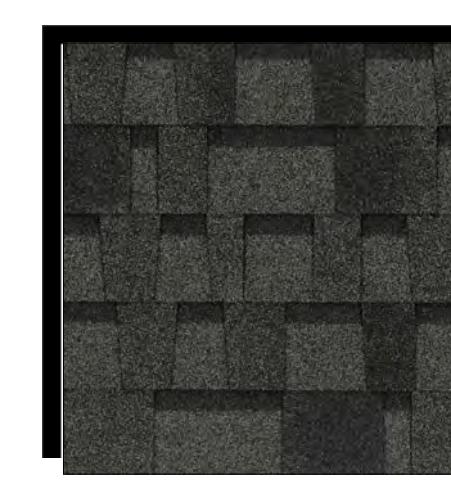
D] CEMENTITIOUS 7" CLAPBOARD SIDING
ASHWOOD MOSS 1484



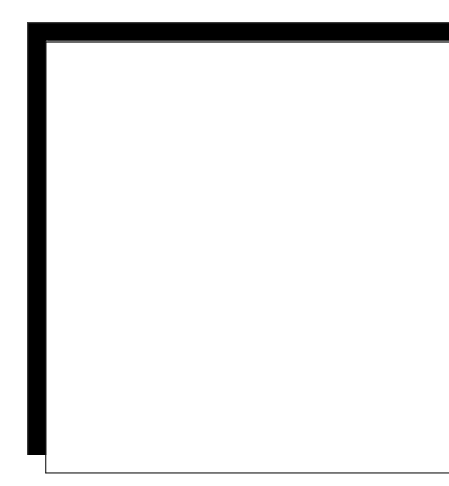
E] CEMENTITIOUS BOARD & BATTEN SIDING
GRAYSTONE 1475



F] CEMENTITIOUS BOARD & BATTEN SIDING
COLLECTOR'S ITEM AF-45



G] 30 YEAR COMPOSITE SHINGLE
PABCO PEWTER GRAY



H] TRIM
WHITE

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